



15 Herlwyn Avenue, Ruislip

Ruislip

£725,000



LAWRENCE RAND

15 Herlwyn Avenue

Ruislip, Ruislip

A well presented semi-detached house with a rear extension and boasting three bedrooms, making it an ideal choice for families or those seeking additional space. The property also benefits from a kitchen/breakfast room and utility room, providing convenient storage and functionality.

Council Tax band: E

Tenure: Freehold

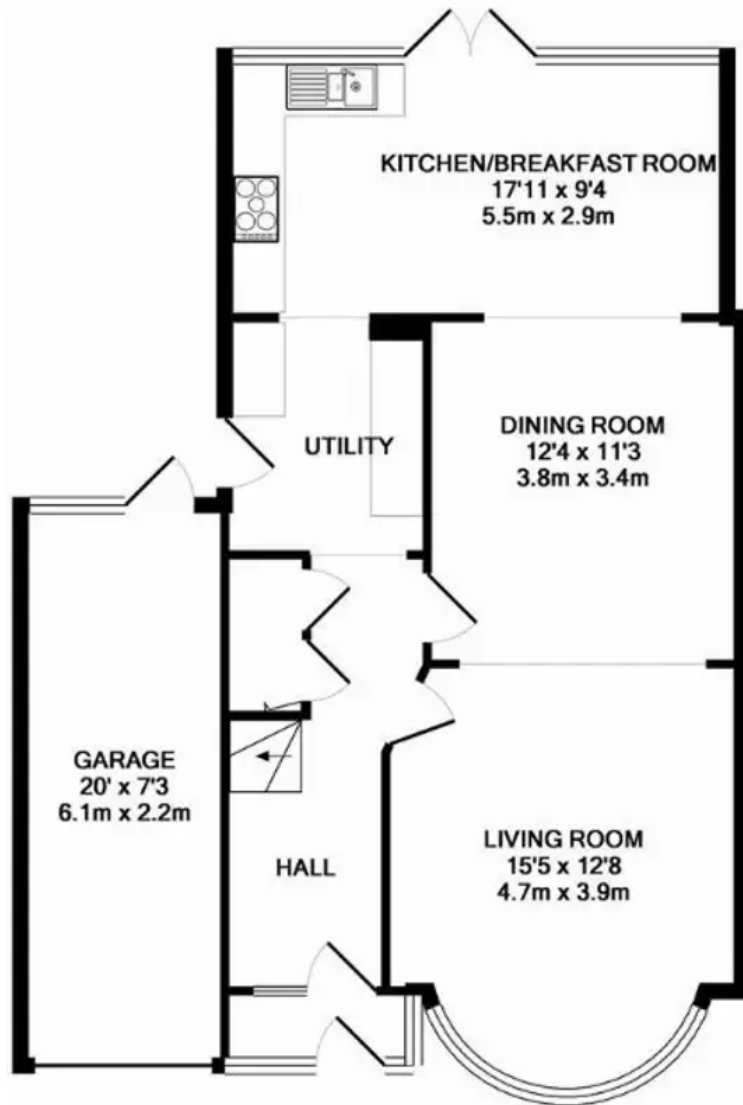
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

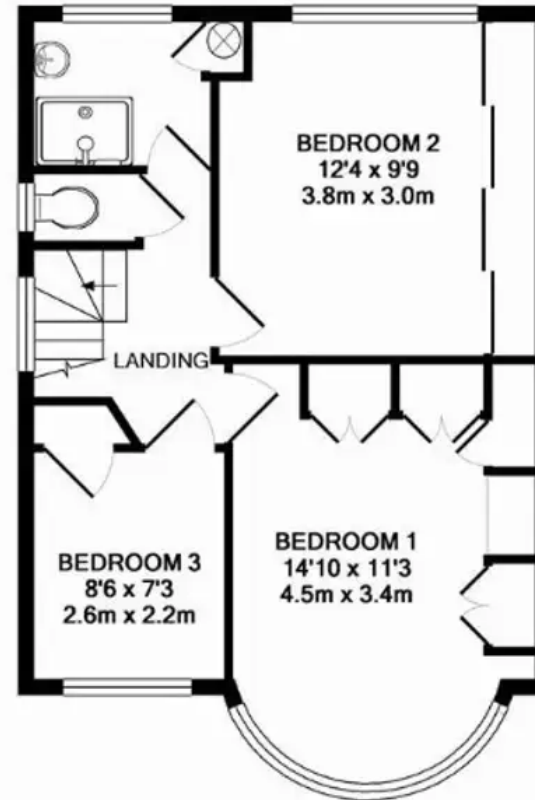
- Semi Detached House
- Through Lounge Dining Room
- Generous Garden
- Garage
- Ideally located for highly regarded schools
- Close to local amenities & transport links







GROUND FLOOR
APPROX. FLOOR
AREA 801 SQ.FT.
(74.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1271 SQ.FT. (118.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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