

Greystoke Drive

Ruislip • Middlesex • HA4 7YW

Asking Price: £325,000



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This beautifully kept one bedroom home comprises ground floor spacious lounge that flows through to a modern kitchen. To the first floor is a large bedroom and a contemporary family bathroom. Other benefits include a private garden, allocated parking and double glazed windows.

ONE BEDROOM

END OF TERRACE

OPEN PLAN LIVING

KITCHEN

FAMILY BATHROOM

LARGE DOUBLE BEDROOM

CUL DE SAC

CATCHMENT AREA FOR LOCAL SCHOOLS

GREAT CONDITION

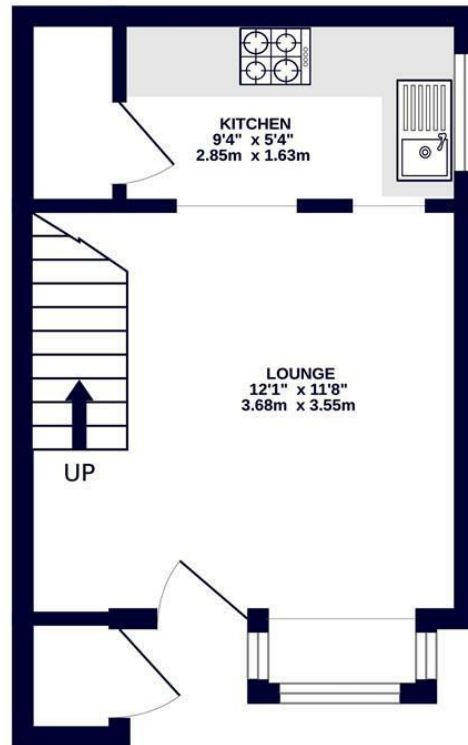
447 SQ FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





GROUND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



1ST FLOOR
204 sq.ft. (19.0 sq.m.) approx.



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TOTAL FLOOR AREA : 427 sq.ft. (39.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Below 35 Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.