

Yeomans Acre

Ruislip • Middlesex • HA4 8BW

Asking Price: £600,000



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Located on a peaceful cul-de-sac in Ruislip, this charming two bedroom semi detached bungalow features a spacious hallway, a living and dining room overlooking the garden, and a centrally positioned galley kitchen with side access. The property includes two double bedrooms, an integral garage, and off-street parking. Both the front and rear gardens are adorned with low-maintenance artificial grass, with the rear garden also offering a delightful patio area. A viewing of this wonderful abode is recommended as soon as possible.

Semi detached bungalow

Two bedrooms

Living & dining room

Kitchen

Family bathroom

Garden

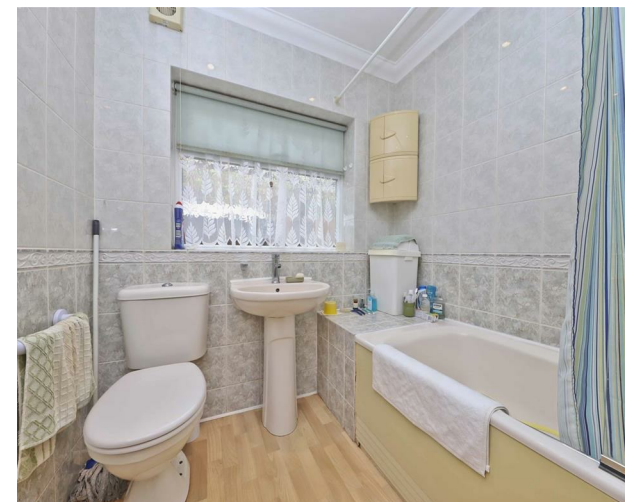
Garage

Off street parking

Quiet location

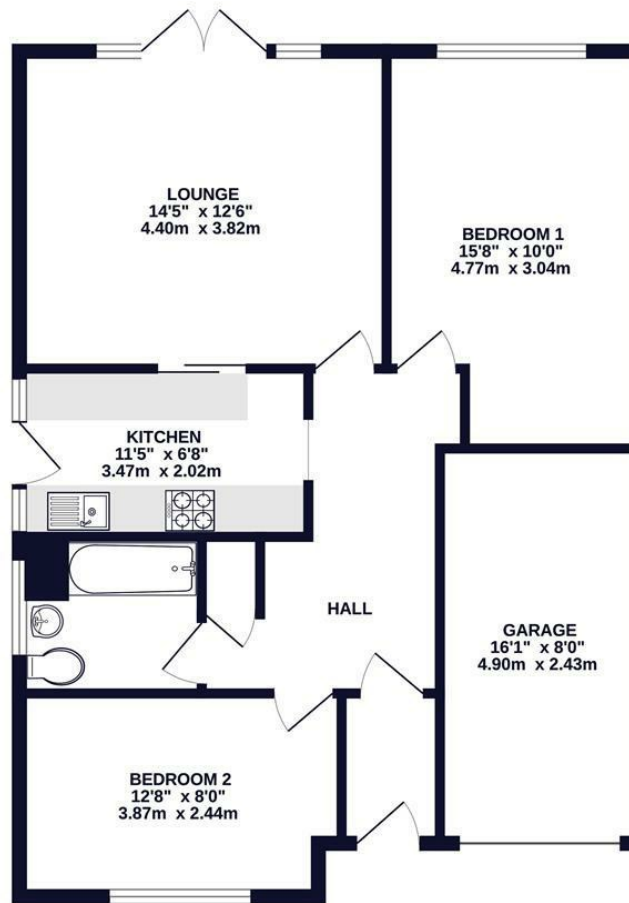
Viewing recommended

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
783 sq.ft. (72.8 sq.m.) approx.



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TOTAL FLOOR AREA: 783 sq.ft. (72.8 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		
41-48 F		
35-40 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.