

Windmill Hill

Ruislip • Middlesex • HA4 8QE
Offers In The Region Of: £450,000



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Immaculate and stylish throughout the property briefly comprises spacious hallway, spacious lounge, separate modern kitchen, two double bedrooms and a contemporary bathroom. To the side there is off street parking and to the rear is a beautiful private garden.

TWO BEDROOM

FIRST FLOOR MAISONETTE

LARGE PRIVATE GARDEN

SHARE OF FREEHOLD

OFF STREET PARKING

NO CHAIN

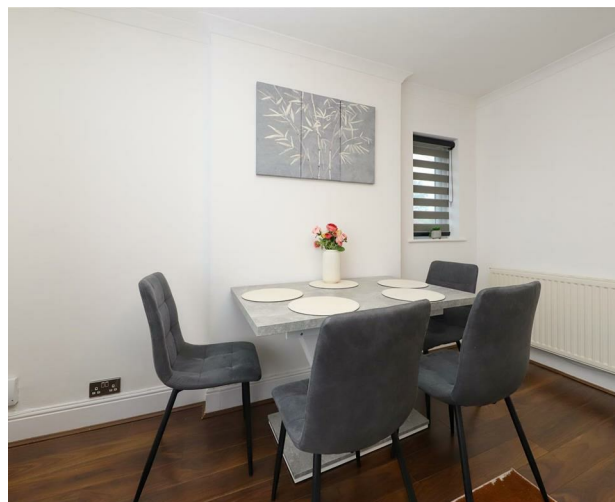
LOFT STORAGE

WALKING DISTANCE TO RUISLIP MANOR

CLOSE TO LOCAL SCHOOL

679 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.





Situation

Windmill Hill is within walking distance of both Ruislip High Street and Ruislip Manor and their variety of shops, amenities, and schools including Sacred Heart, Ladybanks and Bishop Ramsey. Ruislip, Ruislip Manor and Ruislip Garden tube stations are nearby offering access to the City and West End on the Central/Metropolitan/Piccadilly lines. This apartment is conveniently located to the A40/ M25 with its access into London and the Home Counties. Highgrove gym and swimming pool are only 10 minutes' walk away.

Description

Upon entering the property a few steps rise to the light, spacious hallway that leads to all rooms. Immediately on the left hand side is the kitchen which offers plenty of storage and worktop space as well as front aspect windows. The bathroom is completely tiled with built in bath, hand basin and there is a separate w.c. The living room is larger than average with ample room for dining as well as relaxing. Two double bedrooms complete the property both with views across the private rear garden. There is wooden flooring throughout the hallway, living room.

Outside

To the front, is a shared drive providing off-street parking at the entrance to the garden. To the rear is a large private secluded garden with lawn.



Schools:

Warrender Primary School (0.1 miles)
 Bishop Ramsey Church of England School (0.2 miles)
 Lady Bankes Junior School (0.6 miles)



Train:

Ruislip Manor (0.3 miles)
 Ruislip Gardens (1.4 miles)
 South Ruislip (1.7 miles)



Car:

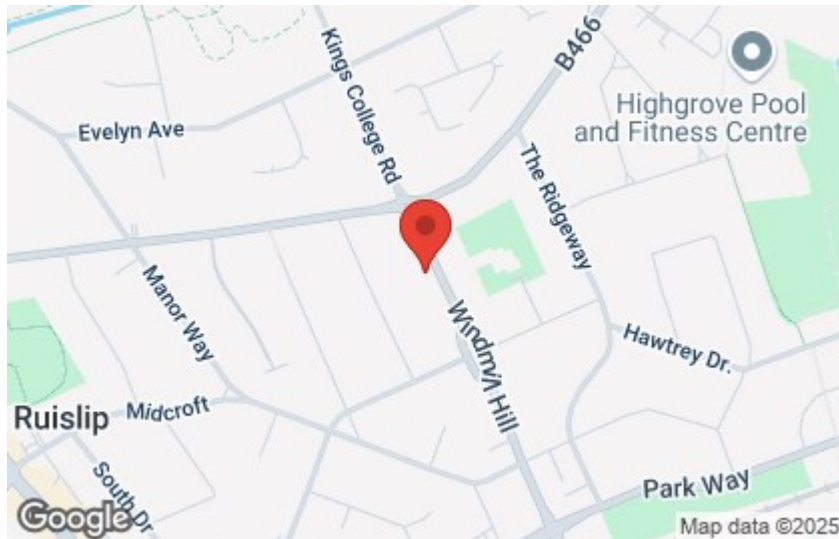
M4, A40, M25, M40



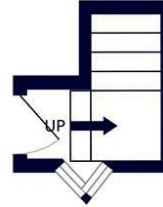
Council Tax Band:

D

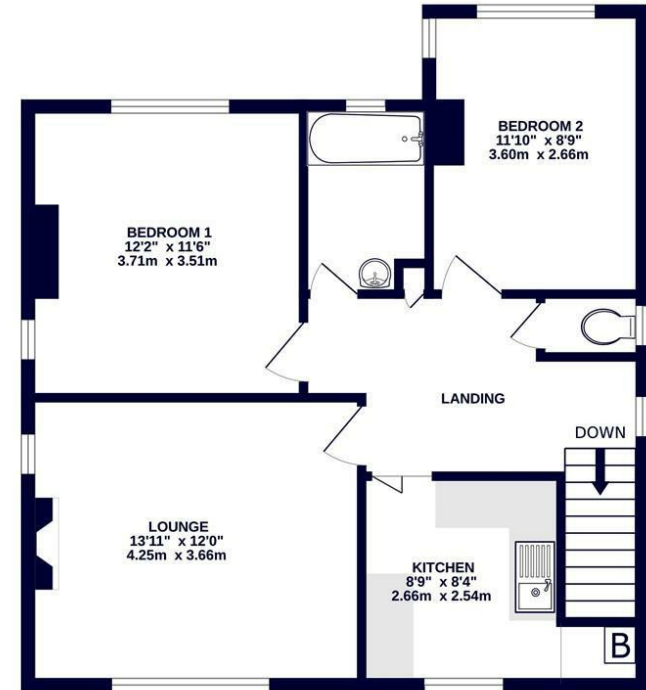
(Distances are straight line measurements from centre of postcode)



ENTRANCE FLOOR
 33 sq.ft. (3.1 sq.m.) approx.



1ST FLOOR
 645 sq.ft. (60.0 sq.m.) approx.



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TOTAL FLOOR AREA : 679 sq.ft. (63.1 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
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU 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.