

Pond Green

Ruislip • Middlesex • HA4 6EW
Guide Price: £550,000



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Chain free

Terrace property

Three bedrooms

Living room

Dining room

Kitchen

Downstairs WC

Family Bathroom

Garden

Garage

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
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



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TOTAL FLOOR AREA: 952 sq.ft. (88.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the particulars 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	
	Current
Very energy efficient - lower running costs	
99-100 A	
90-91 B	89
80-81 C	
70-79 D	
60-69 E	60
50-40 F	
40-31 G	
All energy efficient - higher running costs	
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.