

Kings College Road

Ruislip • Middlesex • HA4 8BQ

Guide Price: £815,000



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Located on one of Ruislip's premier roads, this charming three bedroom family home offers an exciting opportunity for buyers seeking a property with great potential. Coming to the market with no onward chain, the house presents spacious accommodation throughout and, while in need of some modernisation, provides a wonderful canvas to create a dream home.

The ground floor features a welcoming hallway leading to a bright and airy living room with a bay window, a generous dining room overlooking the garden, and a well proportioned kitchen with an adjoining utility area. Upstairs, there are three comfortable bedrooms and a family bathroom.

Externally, the property benefits from a large rear garden, ideal for families and outdoor entertaining, along with a garage providing additional storage or parking. This property combines an enviable location, spacious layout, and fantastic potential, making it a rare find in such a sought-after part of Ruislip.

Chain free

Semi detached

Three bedrooms

Living room

Dining room

Kitchen

Family bathroom

Garden

Garage

Off street parking

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.

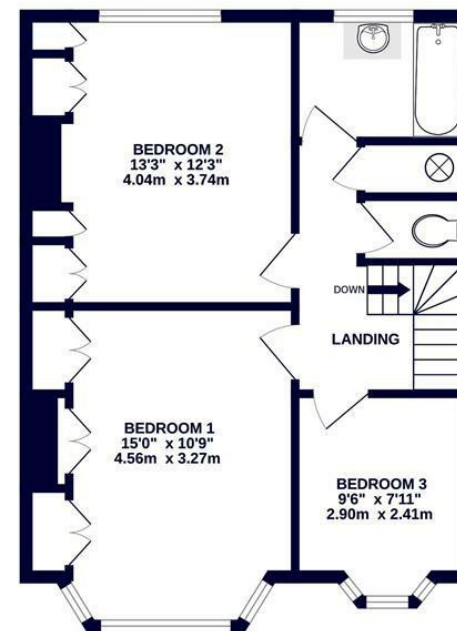




OUTBUILDING
108 sq.ft. (10.0 sq.m.) approx.

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1275 sq.ft. (118.4 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
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 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.