

# Orchard Close

Ruislip • Middlesex • HA4 7LR  
Offers In Excess Of: £650,000



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Located on the quiet and sought-after Orchard Close in North Ruislip, this chain-free semi-detached home offers well-balanced accommodation ideal for families, first-time buyers or those looking to upsize. Conveniently positioned close to local amenities, reputable schools, green open spaces and excellent transport links, this property presents an excellent opportunity to purchase a home in a desirable residential location with the added benefit of no onward chain. The ground floor features a large reception room, a cozy living room, and an open kitchen/dining area with access to the exterior. A central staircase leads to the first floor, where three well-proportioned bedrooms provide comfortable living space. The landing connects all the bedrooms and a family bathroom. Designed for both practicality and comfort, this home offers a great blend of open-plan and private spaces, making it ideal for family living or entertaining guests.

THREE BEDROOM

SEMI DETACHED

EXTENDED LIVING ROOM

NO CHAIN

OFF STREET PARKING

FULLY REFURBISHED THROUGHOUT

SOUGHT AFTER ROAD IN NORTH RUISLIP

CLOSE PROXIMITY TO EXCELLENT SCHOOLS

OPEN PLAN KITCHEN DINER

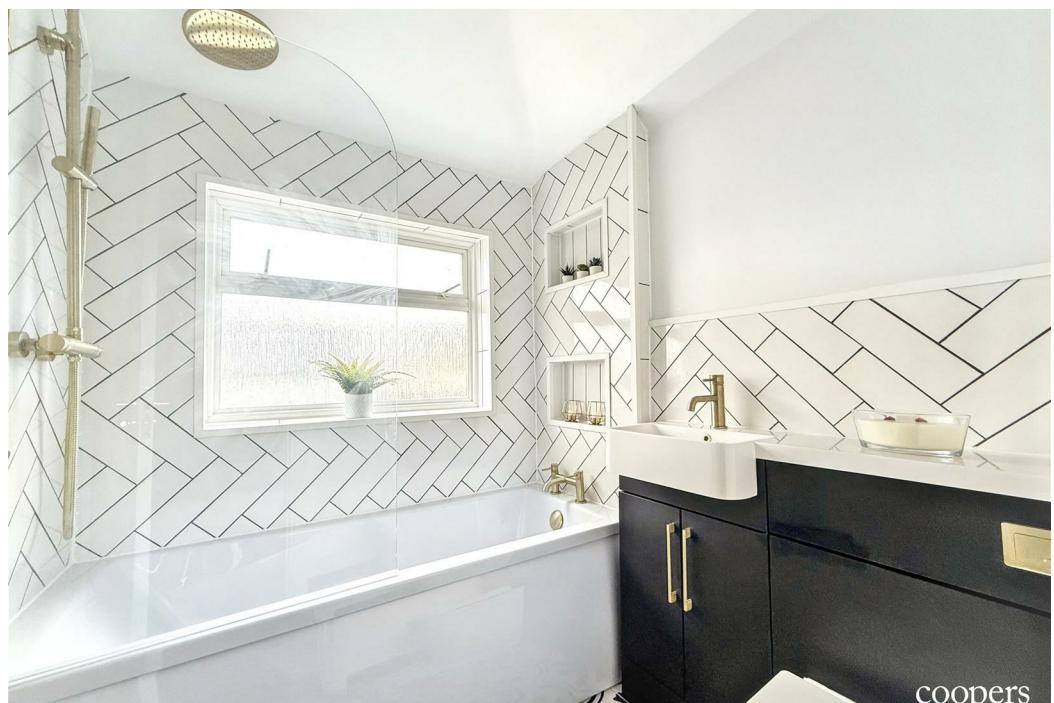
1110 SQ.FT

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.



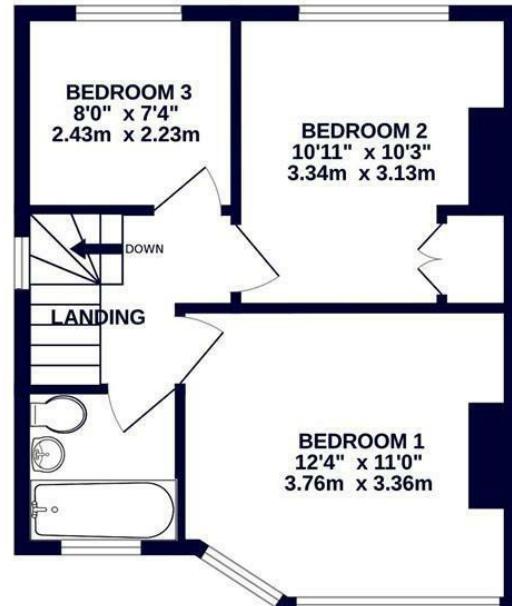
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GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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                    |         |
|---|---------|
|   | Current |
| Very energy efficient - lower running costs |         |
| 2014/15 A                                   |         |
| 2014/15 B                                   |         |
| 2014/15 C                                   |         |
| 2014/15 D                                   | 51      |
| 2014/15 E                                   | 83      |
| 2014/15 F                                   |         |
| 2014/15 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.