

# The Ridgeway

Ruislip • Middlesex • HA4 8QP  
Offers In Excess Of: £950,000



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This attractive three bedroom detached home presents a rare chance to acquire a much-loved 1950s property, owned by the same family since new.

Situated on The Ridgeway, one of Ruislip's most desirable roads, the house combines period charm with generous proportions and excellent potential.

A welcoming storm porch with a striking brick archway sets the tone on arrival. Inside, the well planned accommodation includes a spacious living room, separate dining room, fitted kitchen and a light-filled conservatory overlooking the rear garden. The first floor offers three well sized bedrooms and a family bathroom.

Set on a generous plot, the property enjoys a substantial rear garden and offers scope to extend, subject to the usual planning consents. A driveway and garage sit to the front, complemented by mature planting. Perfectly positioned close to Warrender Primary School, local amenities and several tube stations, this chain-free home is an outstanding opportunity to secure a characterful family property in a prime Ruislip location.

Three bedroom detached

1950s built home

Chain free sale

Living room

Dining room

Kitchen

Family bathroom

Garden

Garage and driveway

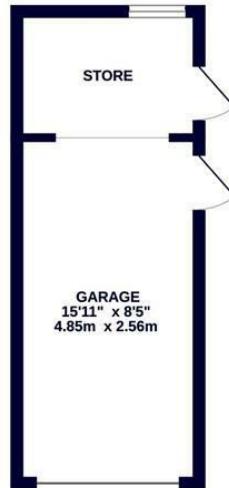
Scope to extend

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.

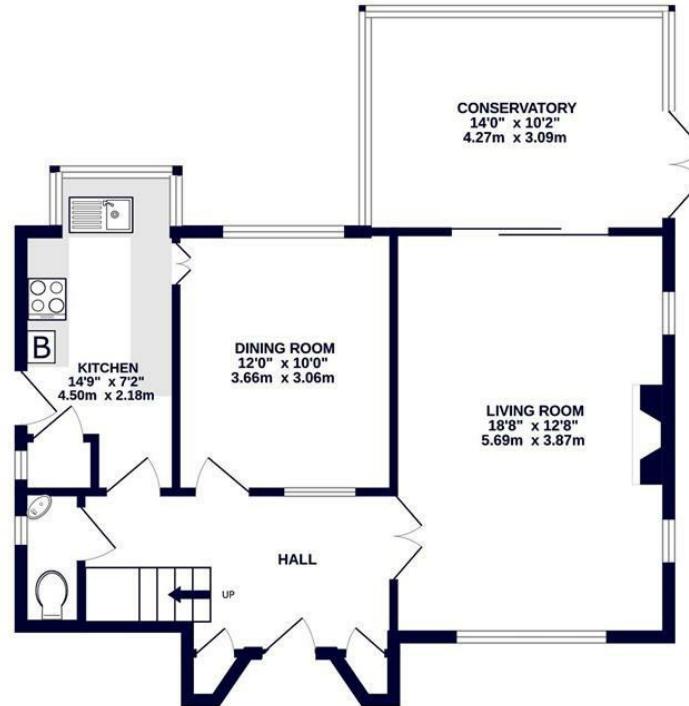




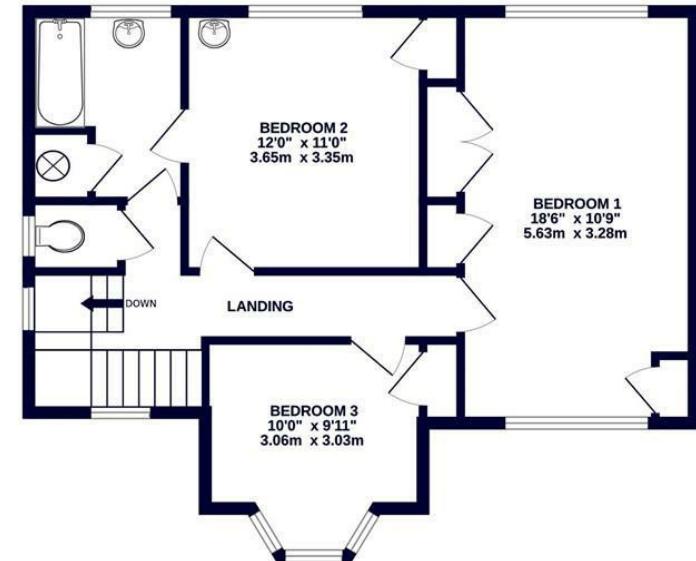
OUTBUILDINGS  
183 sq.ft. (17.0 sq.m.) approx.



GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1531 sq.ft. (142.2 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	A
2014/15: B	B
2014/15: C	C
2014/15: D	D
2014/15: E	E
2014/15: F	F
2014/15: G	G
All energy efficient - higher running costs	
2014/15: G	

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.