



Edwards Avenue, Middlesex, HA4 6UT





A GREAT SIZE THREE DOUBLE bedroom house located a short walk from South Ruislip Station. This well proportioned property briefly comprises: THREE DOUBLE bedrooms, modern kitchen, bathroom suite and good size lounge. The property benefits include : Double glazed, gas central heating, private garden and utility room. This property is ideally situated for South Ruislip's amenities including rail links (Central/Chiltern) and local schools such as Queensmead Secondary and Bourne Primary. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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