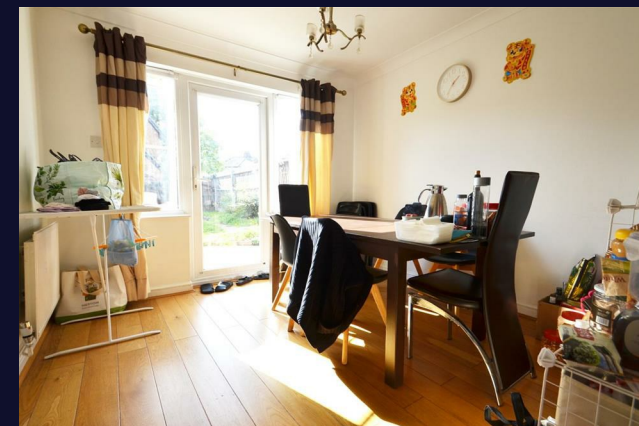


Wilder Close

Ruislip • Middlesex • HA4 9LU

Guide Price: £700,000



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est 1986

Wilder Close

Ruislip • Middlesex • HA4 9LU

Rarely available, this three bedroom detached home is nestled away in a quiet location and offers a spacious and charming home, ready for anyone to simply move into. This wonderful home is situated within walking distance to local shops, schools and tube links from both Eastcote and Ruislip Manor High streets. A viewing of this amazing abode is recommended as soon as possible.

CHAIN FREE

LINK DETACHED HOUSE

THREE BEDROOMS

MODERN KITCHEN

OFF STREET PARKING

LARGE LIVING ROOM

GARAGE

WALKING DISTANCE TO LOCAL STATIONS

QUIET CUL-DE-SAC

1,064 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.





Description

The property starts with an entrance hallway offering access to all of the ground floor accommodation and stairs that lead to the first floor. There is also a downstairs WC off of the hallway. The living room is located at the front of the house, decorated in fresh tones and offering a vast space, ideal for entertaining. The dining area overlooks the garden to the back of the house and can comfortably fit a large dining table. The kitchen offers a range of base and wall units, worktops and space for integrated appliances. A door leads you through to the garage. To the first floor are three bedrooms. Two doubles, both with built in wardrobes, and a ample sized third bedroom. The master bedroom also boasts an en-suite shower room. The upstairs is complete with a family bathroom.

Outside

The front of the property offers space for off street parking. The rear garden has a large lawn area and is a sun trap in those bright summer months.

Situation

Wilder Close is located a short from Ruislip Manor and Eastcote's bustling high streets offering numerous shops, cafes and restaurants. For the motorist, there are excellent connections to central London via the M25 and the M40. Commuters are well suited with five London underground stations in the area. Ruislip Manor and Eastcote stations are both a short walk away making travelling into the city via the Metropolitan or Piccadilly swift and easy. Other nearby stations include South Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Ladybankes, Ruislip High and Newnham Primary School.



Schools:

Lady Banks Infant School 0.1 miles away
 Lady Banks Junior School 0.1 miles
 Newnham Infant and Nursery School 0.6 miles



Train:

Ruislip Manor 0.4 miles
 Eastcote 0.5 miles
 Ruislip 0.7 miles



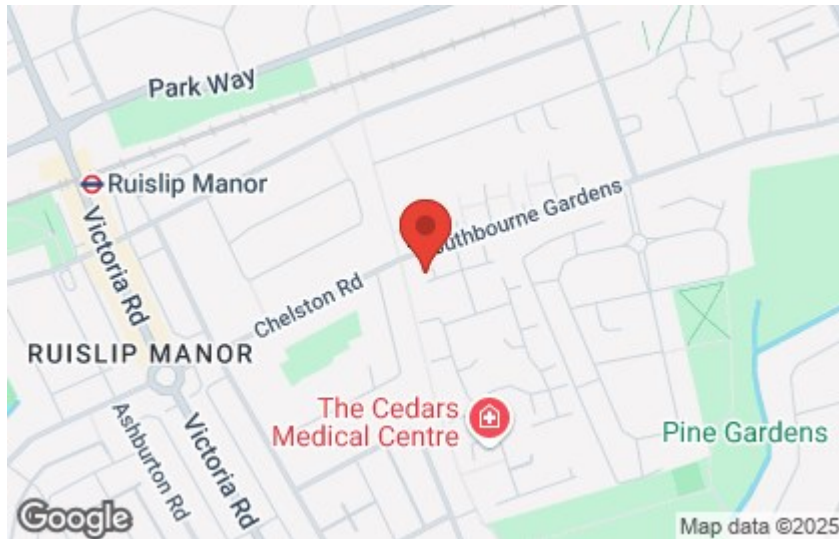
Car:

M4, A40, M25, M40

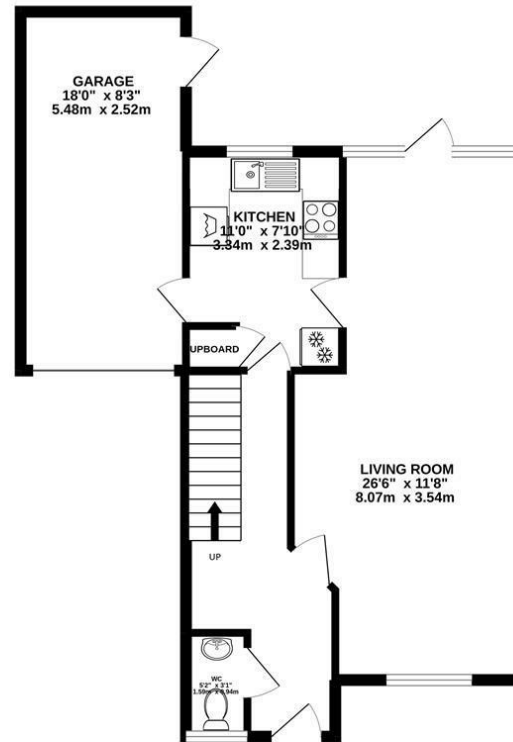


Council Tax Band:

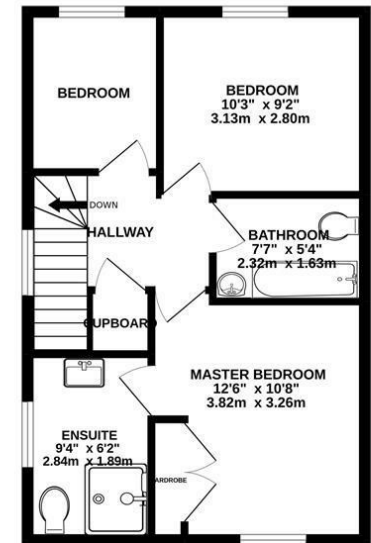
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
 447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1064 sq.ft. (98.8 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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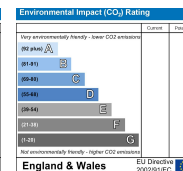
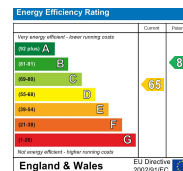
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.