

Dawlish Drive

Ruislip • • HA4 9SE
Asking Price: £650,000



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Welcome to this charming three bedroom end of terrace house located on Dawlish Drive in the sought-after area of Ruislip. The property comprises two double bedrooms, additional bedroom downstairs, living room, dining room, kitchen, two bathrooms, large garden and off street parking via driveway.

CHAIN FREE

THREE BEDROOMS

END OF TERRACE

LIVING ROOM

KITCHEN/FAMILY ROOM

UTILITY ROOM

DOWNSTAIRS BEDROOM & EN SUITE

LARGE GARDEN

IDEAL LOCATION

1053 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

When entering the property, on your right you will find the spacious living room with its bright bay window. To your left hand side you will be greeted with bedroom number three with an ensuite shower room. The living room leads onto the dining area and rear extended kitchen/ family room. The kitchen offers base and wall units, ample cupboard storage and space for integrated appliances. There is also double doors which provides access onto the garden. To the first floor are two bedrooms. The master bedroom benefits from a large bay window which fills the room with ample light and also has space for storage units. The second bedroom is another good sized bedroom. Lastly, the loft can be accessed from the landing and offers scope to extend into for another bedroom, subject to the necessary planning permission. The property has also got plans for a side and rear extension on top of the original extension. The roof, windows and rendering are all new and the family bathroom completes the first floor with a bath, basin and w.c.

OUTSIDE

The front of the property offers off street parking for two cars with a brick paved driveway. The rear garden is an excellent size boasting a large patio area towards the home as well as path towards the rear leading to the back fence. There is a well maintained lawn and storage shed at the rear on the patio as well as a gate for access to the property.

LOCATION

Dawlish Drive is a quiet residential road enjoying its setting close to shops, trendy eateries, parks and amenities at Eastcote, Ruislip Manor and Ruislip. It is located in close proximity to a number of local schools including Lady Bankes, Newnham and Sacred Heart. Ruislip Manor and Eastcote tube stations are nearby offering access to the City and West End on the Central/Metropolitan/Piccadilly lines. Ruislip Manor Station is 0.5 miles away from the property and Eastcote is 0.7 miles away, for those seeking travel into London via Tube this property is perfectly located. For the motorist the A40/M25 with its access into London and the Home Counties is a short drive away.





Schools:

Lady Bankes School (0.1 mi)
Ruislip High School (0.5 mi)
Warrender Primary School (0.6 mi)



Train:

Ruislip Manor (0.3 mi)
Ruislip (0.5 mi)
Ruislip Gardens (0.6 mi)



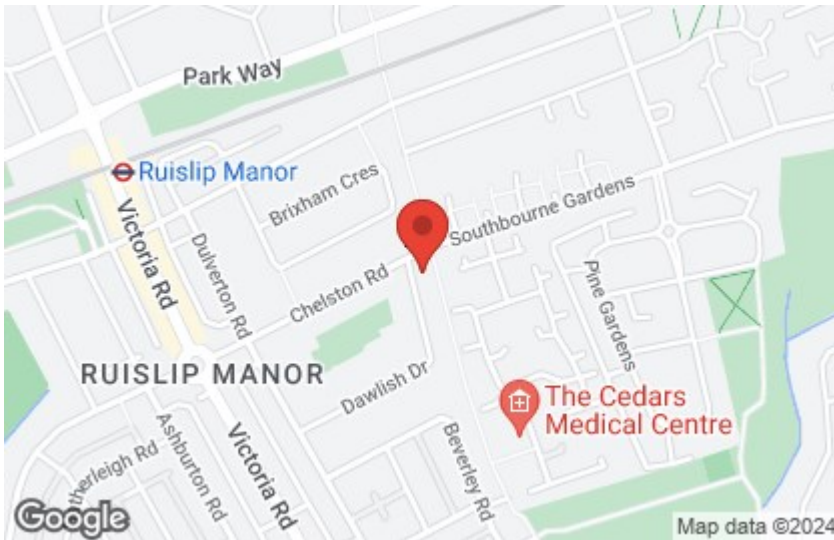
Car:

M4, A40, M25, M40

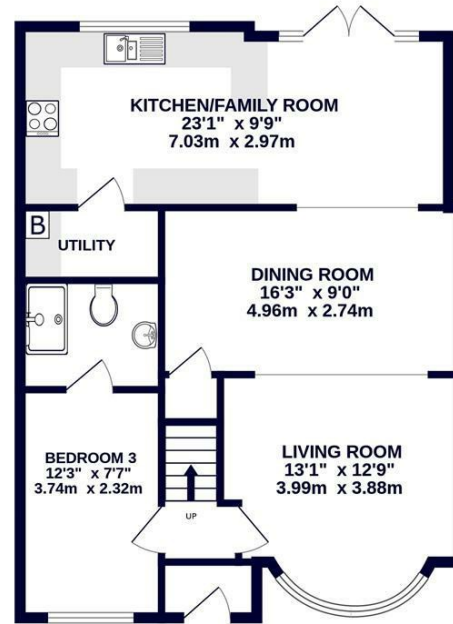


Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

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.