

Seaton Gardens

Ruislip • Middlesex • HA4 0AX
Offers In Excess Of: £550,000



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Nestled in the charming, sought after road of Seaton Gardens, this delightful two-bedroom terraced house is a true gem waiting to be discovered. As you step inside, you are immediately impressed with the finish and design of the home that echoes throughout. Briefly comprising two double bedrooms, family bathroom, living room, modern kitchen/diner and stunning garden, this home needs nothing more than to move in and enjoy.

TERRACED 'B' TYPE MANOR HOME

TWO DOUBLE BEDROOMS

MODERN OPEN/PLAN KITCHEN

SOUTH FACING GARDEN

SEPARATE LIVING ROOM

UTILITY ROOM

OFF STREET PARKING

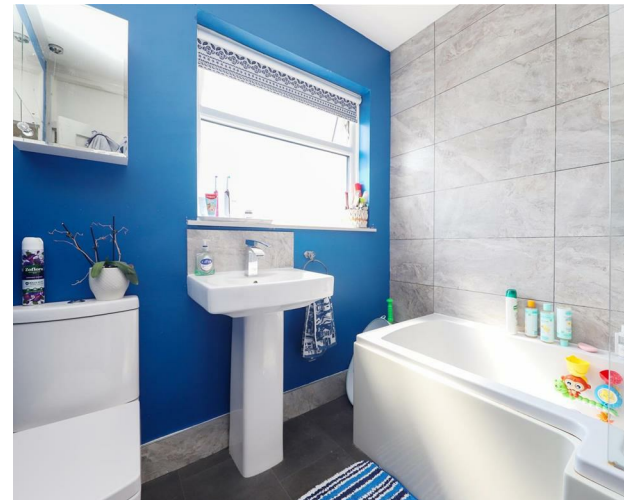
FAMILY BATHROOM

QUIET ROAD

852 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 home you are greeted by the living room that provides a peaceful retreat for quiet evenings in. The heart of this home lies in its large open plan kitchen diner, complete with a convenient utility room and stunning bi-folding doors that lead out to a beautifully landscaped garden. This space is perfect for hosting gatherings with friends and family in this inviting space, filled with natural light and modern elegance. Venture upstairs to find two double bedrooms, perfect for unwinding after a long day, along with a stylish family bathroom. Boasting a modern interior with engineered wood flooring downstairs, this property exudes a sense of sophistication and comfort. Whether you're a first-time buyer, a growing family, or someone looking to downsize, this terraced house offers you the opportunity to make your own.

Outside

The front of the property includes a block paved driveway for off street parking. The rear garden has been beautifully appointed with a sun-trapped patio towards the home, a lush lawn in the centre and a further patio towards the end with a very useful storage unit. Being south facing, this garden is the perfect oasis to relax in during the summer months.

Location

Seaton Gardens is a very popular residential road conveniently located close to parks, transport and amenities at Ruislip Manor. For the motorist, there are excellent connections to Central London via the M25 and the M40. Commuters are well suited with a number of London underground stations in the area. Ruislip Manor is a short walk away so travelling into the City via the Metropolitan or Piccadilly lines could not be easier. Other nearby stations include Ruislip Gardens (Central line) or 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 Lady Bankes, Ruislip High and Sacred Heart Primary School. Shenley Park and Ruislip Rugby Fields are all a short walk away.



Schools:

Ruislip High School 0.4 miles
Lady Bankes Infant School 0.6 miles
Sacred Heart Catholic Primary School 0.8 miles



Train:

Ruislip Gardens 0.6 miles
Ruislip Manor 0.6 miles
Ruislip 0.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (79.9 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

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