

West End Road

Ruislip • • HA4 6RD
Asking Price: £375,000



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est 1986

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Located just a short walk from South Ruislip tube station, this two bedroom first floor maisonette boasts some fantastic features. The property is bright and airy throughout and is ready for any lucky buyer to simply move their furniture into. The property, which is set back from the road, comes with a private garden and balcony capturing the afternoon/evening sun. A viewing is highly recommended at your soonest convenience.

FIRST FLOOR MAISONETTE

TWO BEDROOMS

LOFT ROOM

PRIVATE BALCONY

MODERN BATHROOM

FITTED KITCHEN

WELL MAINTAINED GARDEN

CLOSE TO STATION

PERMITS PARKING

763 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

Spanning approximately 763 sq ft (70.8 sq m), the property has been thoughtfully designed to maximise space and natural light. As you enter this first floor property you'll find a bright and spacious reception/dining room with a stylish bay window – the ideal setting for relaxing or entertaining. The cast iron fireplace makes it cozy for those long winter evenings. Just off the hallway sits a contemporary fitted kitchen, which leads directly out to a private balcony – a perfect spot to enjoy in the summer months. Two well-proportioned bedrooms are also located on this floor, including a generous principal bedroom with ample room for storage. A modern family bathroom completes the layout. The loft space has been converted into a spacious loft room, providing a creative workspace or peaceful retreat. With access to eaves storage, it offers both practicality and privacy.

OUTSIDE

To the front of the property is residents permit parking. To the first floor is a patio roof terrace to enjoy in those warm summer months. To the rear of the property is a private well maintained garden mainly laid to lawn, bordered with flowerbeds, a patio area and a large shed for storage.

SITUATION

West End Road is a popular residential road that runs through the heart of Ruislip and is in close proximity to South Ruislip, Ruislip Gardens, Ruislip Manor and Ruislip High Street with its array of shops and trendy eateries. Close by transport links include the Central line and Chiltern Railway line at South Ruislip and Ruislip Gardens Station, with direct links into central London and Marylebone. The Metropolitan/Piccadilly line can be picked up from Ruislip Manor, and is a short drive or bus journey away with direct links to The City and Baker Street, while for the motorist London and the Home Counties are easily accessed via the A40/M25.



Schools:

Bourne Primary School 0.3 mi
 St Swithun Wells Catholic Primary School 1 mi
 Queensmead School 0.7 mi



Train:

South Ruislip (0.4 mi)
 Ruislip Gardens (0.7 mi)
 Ruislip Manor (1.5 mi)



Car:

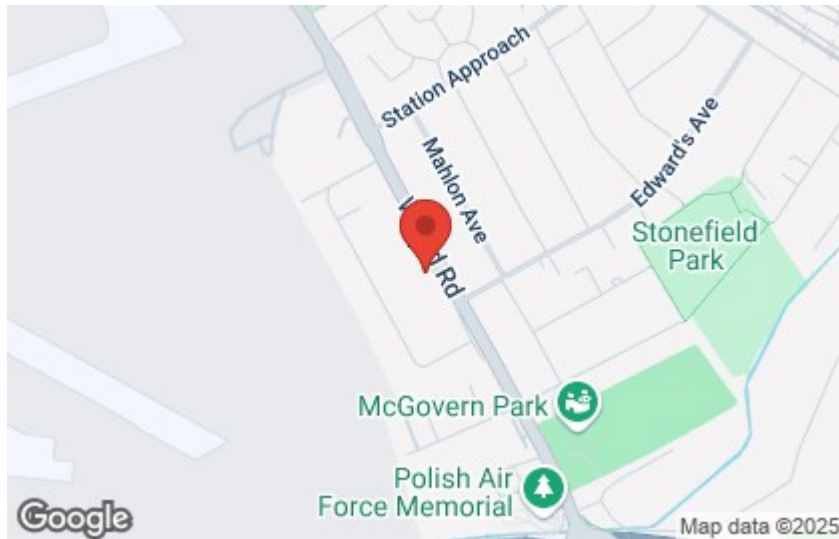
M4, A40, M25, M40



Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



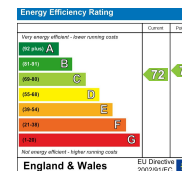
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