

Chelston Road

Ruislip • Middlesex • HA4 9SA

Asking Price: £795,000



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est 1986

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A stunning home situated in a friendly neighbourhood, beautifully presented and perfect for a family. This property has four bedrooms and two bathrooms, finished to a high standard boasting beautiful high ceilings and stylish decor throughout. Its open plan living/dining area, spacious kitchen and private rear garden offers a safe space for families to relax and enjoy. Other benefits include off-street parking, separate study and Utility room.

Modern decor throughout

Four Bedrooms

Two Bathrooms

Open Plan Living/Dining area

Large Private Garden

Off-street Parking

Walking Distance to Ruislip Manor shops and Station

Bi-fold doors

Extra Study Room

Integrated Kitchen

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.





SITUATION

Chelston Road is a residential road within walking distance of Ruislip Manor Shops. Ruislip Manor and Ruislip Garden tube Stations are nearby offering access to the City and West End on the Central, Metropolitan, Piccadilly lines. The house is conveniently located to the A40/M25 with it's access into London and the Home Counties. For families, this property is located in close proximity to a number of local schools including Lady Bankes Primary, Ruislip High and Warrender Primary School. Bessingby and Shenley Parks are also a short walk away.

DESCRIPTION

This well presented end terrace property has been extended and modernised in recent years to offer the perfect family home. As you enter the the house, the hallway offers access to both the study/bedroom, which is perfect for those that work from home, and the living room which is an ideal reception to retire to in the evenings. The open plan reception to the back of the house which incorporates the kitchen, dining room and family area. The kitchen boasts a range of base and wall units, worktops and space for integrated appliances. Bi-folding doors from the dining area lead out to the garden. The downstairs is complete with a utility room and shower/WC. To the first floor there are four double bedrooms, two of which include built in storage. The upstairs is complete with a family bathroom which has been tiled throughout.

OUTSIDE

To the front of the property, a block paved driveway provides off street parking for two vehicles. The manicured rear garden offers peaceful oasis to enjoy on those warm summer days.



Schools:

Lady Banks Infant and Junior School 0.1 miles
 Warrender Primary School 0.6 miles
 Ruislip High School 0.6 miles



Train:

Ruislip Manor 0.3 miles
 Eastcote 0.6 miles
 Ruislip 0.6 miles



Car:

M4, A40, M25, M40



Council Tax Band:

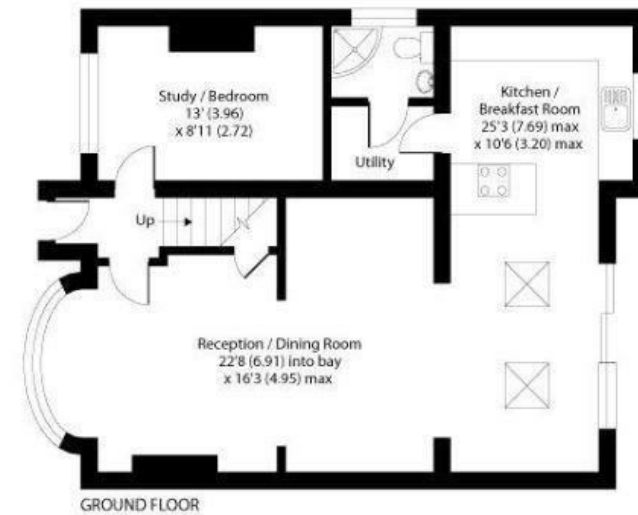
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(Distances are straight line measurements from centre of postcode)



Chelston Road, Ruislip Manor, HA4 9SA

APPROX. GROSS INTERNAL FLOOR AREA 1433 SQ FT 133.1 SQ METRES



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B+ (83-85)		
B (81-82)		
C+ (78-80)		
C (76-77)		
D (73-75)		
E (69-72)		
F (65-68)		
G (61-64)		
Not energy efficient - higher running costs		
England & Wales EPC (2008/1813)		

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.