

Bury Street

Ruislip • Middlesex • HA4 7TQ

Guide Price: £780,000



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This beautifully presented three-bedroom semi-detached home is ideal for modern family living, with further potential to extend in the future subject to planning permission. Situated close to several highly regarded schools, including Bishop Winnington-Ingram C of E and Whiteheath Infant and Junior Schools.

THREE BEDROOM

SEMI DETACHED

EXTENDED DINING ROOM & KITCHEN

OPEN PLAN LIVING ROOM

LARGE PRIVATE REAR GARDEN

OFF STREET PARKING

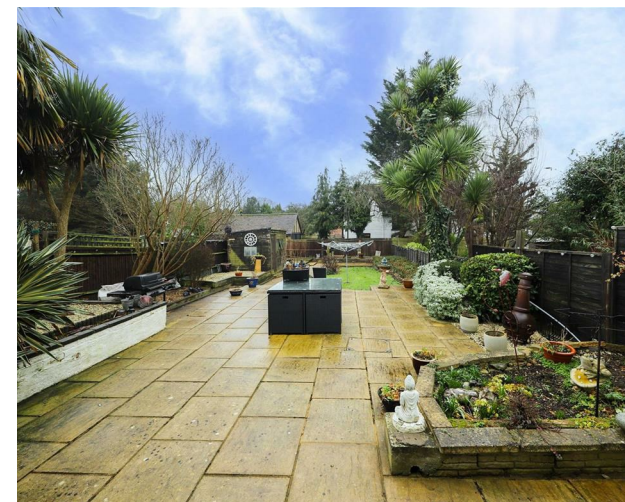
WELL PRESENTED THROUGHOUT

POTENTIAL TO FURTHER EXTEND STPP

SOUGHT AFTER LOCATION IN NORTH RUISLIP

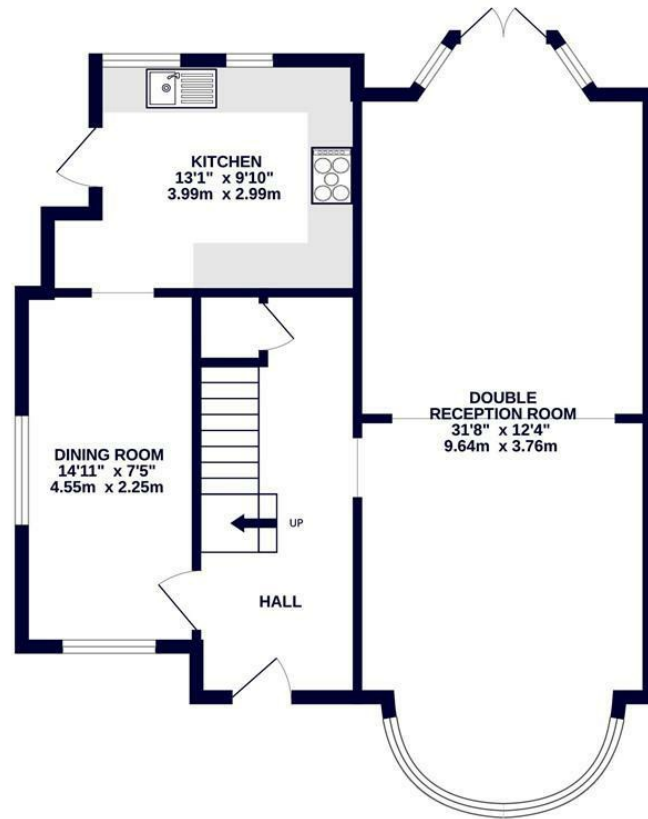
1248 SQ.FT

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.

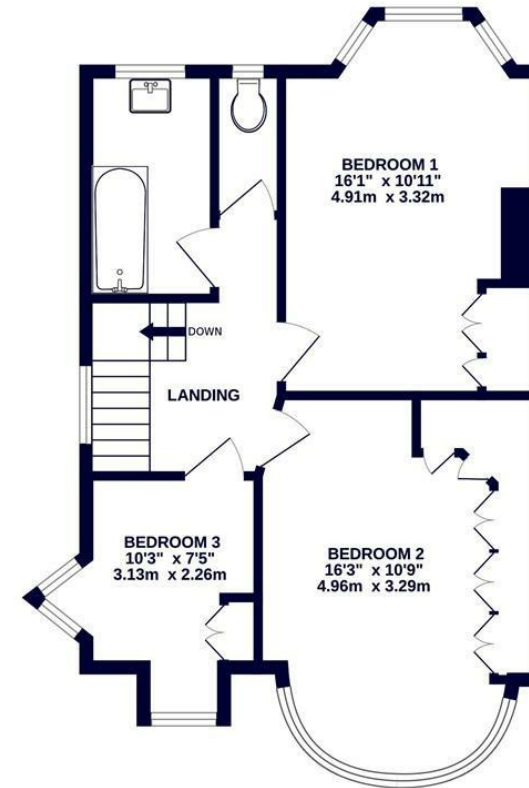




GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1248 sq.ft. (116.0 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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CoopersResidential.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
Not energy efficient - higher running costs		
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.