

Elmbridge Drive

Ruislip • Middlesex • HA4 7UU

Guide Price: £650,000



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est 1986

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Situated on Elmbridge Drive in Ruislip, this well presented three bedroom semi detached home offers bright and versatile living space ideal for families. The ground floor comprises a welcoming entrance hall, a spacious front aspect living room, and a generous kitchen and dining room to the rear leading through to a light filled conservatory overlooking the garden.

Upstairs provides three well balanced bedrooms and a family bathroom. Externally, the property benefits from off street parking to the front and a good sized rear garden, perfect for outdoor entertaining, children's play or relaxing, all conveniently located for local shops, schools and transport links.

Semi detached

Three bedrooms

Living room

Kitchen/ Dining room

Conservatory

family bathroom

Garden

Off street parking

Desirable location

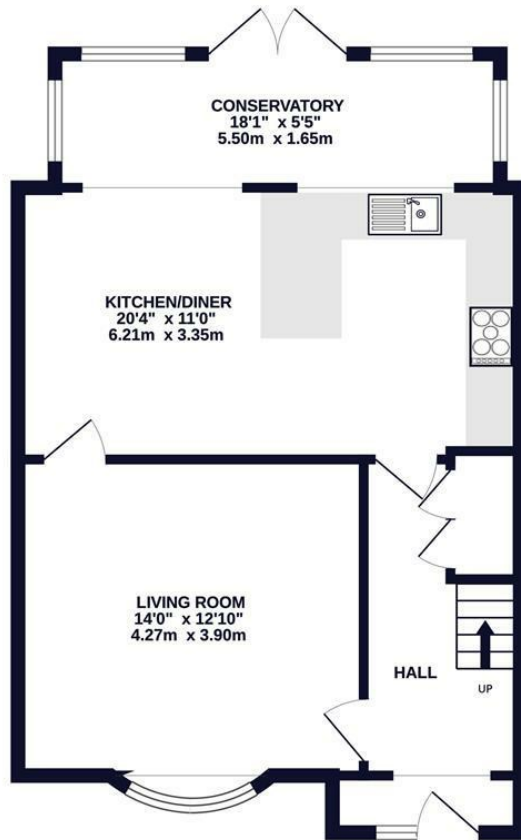
Viewing recommended

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
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 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	71	76
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales
EPC Directorate
2022/01/03

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.