

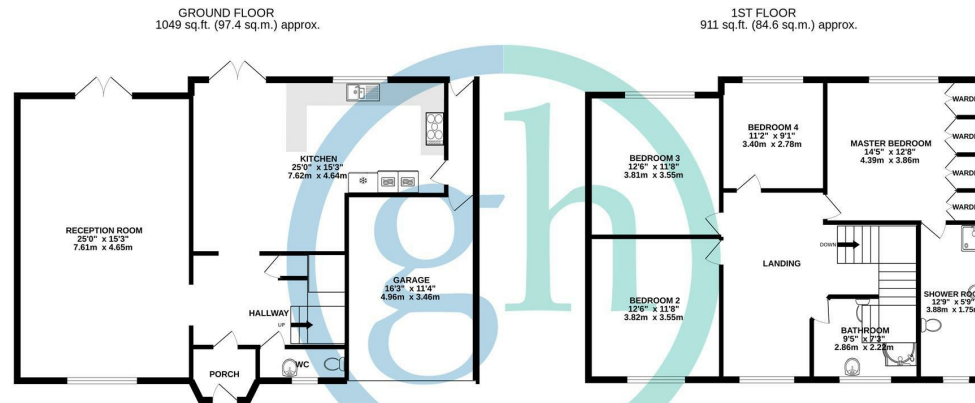


The Uplands, HA4 8QL  
£3,400 PCM



A four double bedroom extended Detached family home which is presented to the market in excellent condition throughout. This well proportioned property briefly comprises : four double bedrooms, modern bathroom suite, handmade fitted kitchen/breakfast room & lounge. The property benefits include : double glazing, gas central heating, downstairs cloakroom, generous sized hall & landing areas, en suite wet room, original parquet flooring, well maintained landscaped rear garden, garage via own drive and many other features. An internal inspection is thoroughly recommended to appreciate the size and quality on offer.

This property is situated within easy reach of Ruislip & Eastcote's local extensive amenities such as Waitrose supermarket, doctors surgery, schools including Warrender, Bishop Ramsey and the bustling High Streets which offer a good range of local shops, bus routes and rail links (Metropolitan and Piccadilly).



**TOTAL FLOOR AREA: 1959 sq.ft. (182.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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