



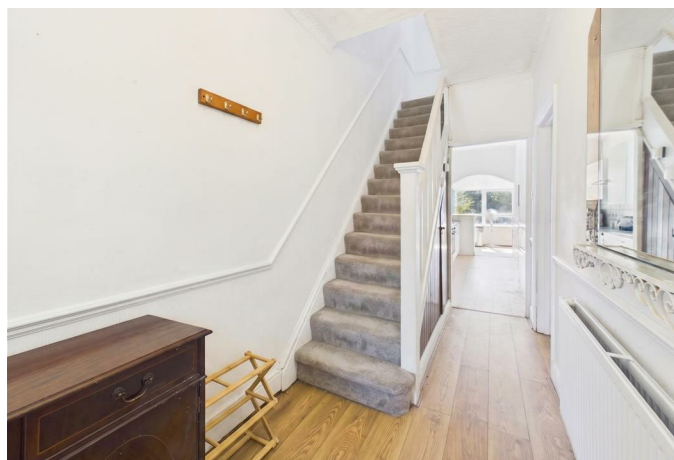
Field End, Ruislip, HA4 6UW
£610,000



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Situated on the ever-popular Field End, this attractive three-bedroom detached home offers spacious and well-balanced accommodation, making it an ideal choice for growing families. The home benefits from a generous living space, private driveway with space for 2 cars and a large private garden with excellent potential to extend (subject to planning permission), offering exciting scope for future development.

This property is surrounded by an array of local amenities including South Ruislip, Ruislip Gardens and Ruislip Manor which offer a good range of local shops, restaurants, bus routes and rail links including Ruislip Gardens tube station which is within approximately 5 minutes walk. The A40/M40/M25 are set within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect frosted glass door, front aspect window, laminate flooring, coved ceiling, understairs storage cupboard, radiator, dado rail, doors to:

THROUGH LOUNGE/ DINER

Front aspect bay window, coved ceiling, dado rail, feature fireplace, radiator.

KITCHEN

Side aspect double glazed window, laminate flooring, part tiled walls, stainless steel sink with drainer, four ring induction hob with extractor hood, range of base and eye level units

CONSERVATORY

Side aspect windows, rear aspect windows, rear aspect double doors, tiled walls

FIRST FLOOR LANDING

Dado rail, coved ceiling, doors to:

BEDROOM ONE

Rear aspect double glazed window, radiator, coved ceiling, built-in storage cupboard, built-in wardrobes

BATHROOM

Rear aspect double glazed frosted glass windows, part tiled walls, pedestal wash hand basin, low level wc, panel enclosed bath with mixer taps, wall mounted power shower, radiator, laminate flooring.

BEDROOM TWO

Front aspect window, radiator.

BEDROOM THREE

Front aspect window, coved ceiling

REAR GARDEN

Mainly laid to lawn, patio area, panel fence

COUNCIL TAX

London Borough of Hillingdon -
Band E - £2,500.01

N.B. WE RECOMMEND YOUR
SOLICITOR VERIFIES THIS
BEFORE EXCHANGE OF
CONTRACTS.

DISTANCE TO STATIONS

South Ruislip (0.4 Mi) - Central
Line
Ruislip Gardens (0.9 Mi) -
Metropolitan/Piccadilly



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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