South Park Way

Ruislip • Middlesex • HA4 6UL
Guide Price: £650,000

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CHARMING SEMI DETACHED HOME | THREE BEDROOMS | LARGE WEST-FACING GARDEN | QUIET CUL-DE-SAC

Situated in a sought-after residential location on South Park Way, this well-proportioned three-bedroom semi-detached family home offers approximately 1,264 sq. ft. of versatile accommodation, including an integral garage and utility room, making it an excellent choice for growing families. The ground floor comprises a welcoming porch and entrance hall leading to a spacious dual-aspect living room, providing an ideal space for both relaxing and entertaining. To the rear, a separate dining room enjoys views over the garden and offers direct access outside, while the fitted kitchen is conveniently positioned alongside a useful utility room with additional external access. A ground floor cloakroom/WC adds further practicality, and the integral garage offers excellent storage or potential for conversion, subject to the usual planning consents. Upstairs, the property features three well-proportioned bedrooms. The generous principal bedroom benefits from fitted wardrobes, while the second double bedroom also offers excellent space. A third bedroom provides an ideal child's room,

SEMI DETACHED HOUSE

THREE BEDROOMS

TWO RECEPTION ROOMS

OFF STREET PARKING

FITTED KITCHEN WITH ADJOINING UTILITY ROOM

LARGE PRIVATE GARDEN

QUIET ROAD

DOWNSTAIRS W.C.

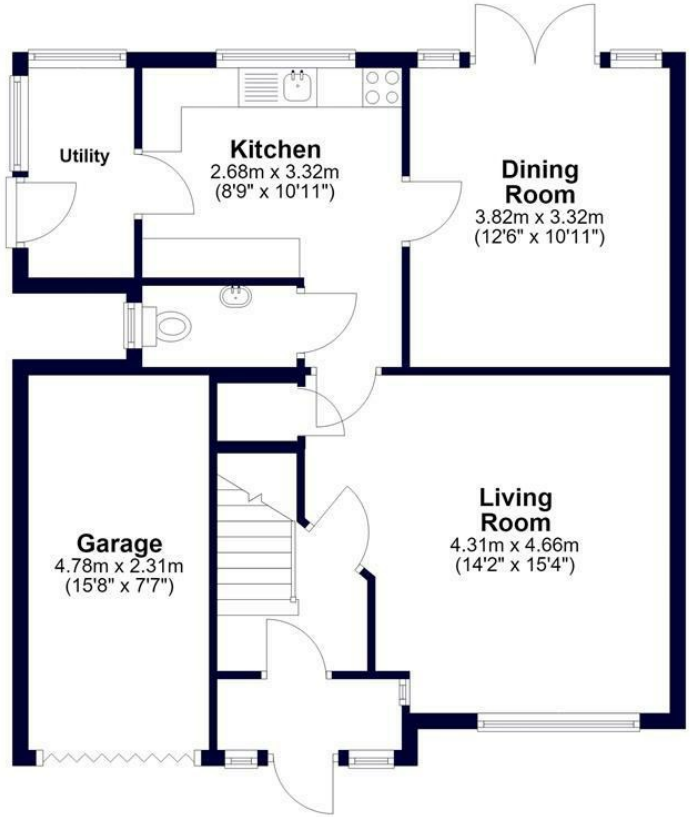
INTEGRAL GARAGE

1,264 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

Approx. 67.9 sq. metres (730.4 sq. feet)



First Floor

Approx. 49.5 sq. metres (533.3 sq. feet)

Total area: approx. 117.4 sq. metres (1263.7 sq. feet)

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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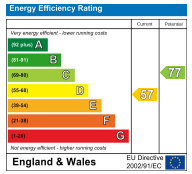

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.