

Seaford Close

Ruislip • Middlesex • HA4 7EQ

Asking Price: £350,000



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Tucked away in a private position on Seaford Close, this exceptionally spacious and immaculately presented two-double-bedroom ground-floor maisonette offers the perfect balance of peace and convenience. Boasting larger than average proportions throughout, a generous communal garden, and a share of freehold, it represents an ideal opportunity for first-time buyers, downsizers, or savvy investors. With modern living this property is turn key and ready to move into. Viewings are recommended.

TWO BEDROOM

GROUND FLOOR MAISONETTE

MODERN KITCHEN

938 YEARS REMAINING ON THE LEASE

AMPLE STORAGE

SOUGHT AFTER LOCATION

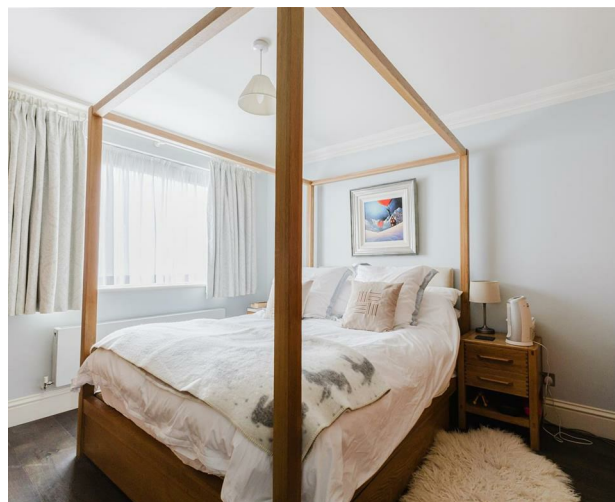
BRIGHT AND AIRY THROUGHOUT

GARAGE

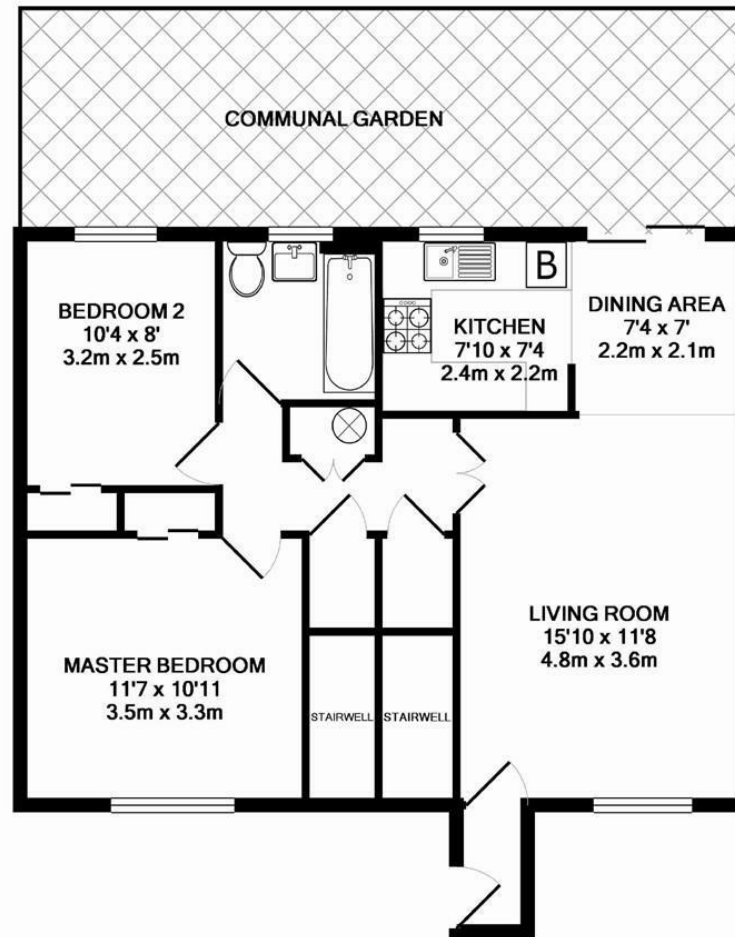
AMPLE PARKING

691 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.







TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
Very energy efficient - lower running costs	Current	Target
95-100 A		
81-94 B		
69-80 C		
55-68 D		
43-54 E		
31-42 F		
13-30 G		
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.