

Stafford Road, Ruislip HA4 6PD

Guide Price £625,000



- THREE Bedroom Semi-Detached House
- Off Street Parking for Two Cars
- Close to Schools and Transport Links
- Cabin with Power and Light
- Double Glazed Windows

- Beautifully Extended Modern Kitchen
- Good Size Garden
- Ground Floor Cloakroom
- Modern Bathroom
- EPC Rating C

This lovely THREE bed semi-detached home has been considerably extended on the ground floor and now offers spacious accommodation, ideal for a growing family.

Accommodation comprises: three bedrooms and modern bathroom on the first floor. A good sized lounge, beautifully extended kitchen with doors opening onto the garden, downstairs w.c. and three very useful additional storage cupboards on the ground floor, all with power and one with plumbing to house a washing machine. The loft is boarded giving further storage space. In addition there is a large cabin and storage cupboard at the rear of the garden with power and light adding considerably to the usable space. Off street parking for two cars.

Ideally located within walking distance of Ruislip Gardens Primary School and the Central Line station at Ruislip Gardens. Easy road access to Central London and the Home Counties via A/M40

Viewings are strictly by appointment only.

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Tenure: Freehold

Local authority: Hillingdon

Council tax band: D

Broadband type: Upto: Ultrafast 1800 Mbps d/l - 220 Mbps u/l

Mobile Coverage (Indoor):

EE- Good outdoor and in-home

Three- Good outdoor, variable in-home

O2- Good outdoor, variable in-home

Vodafone- Good outdoor and in-home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>







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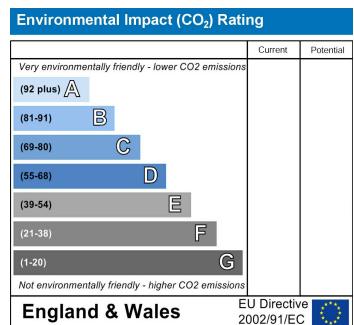
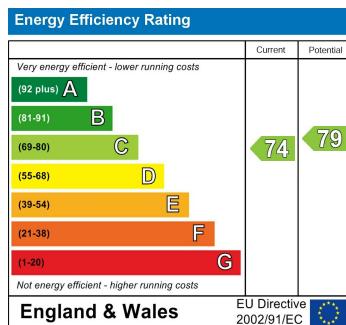
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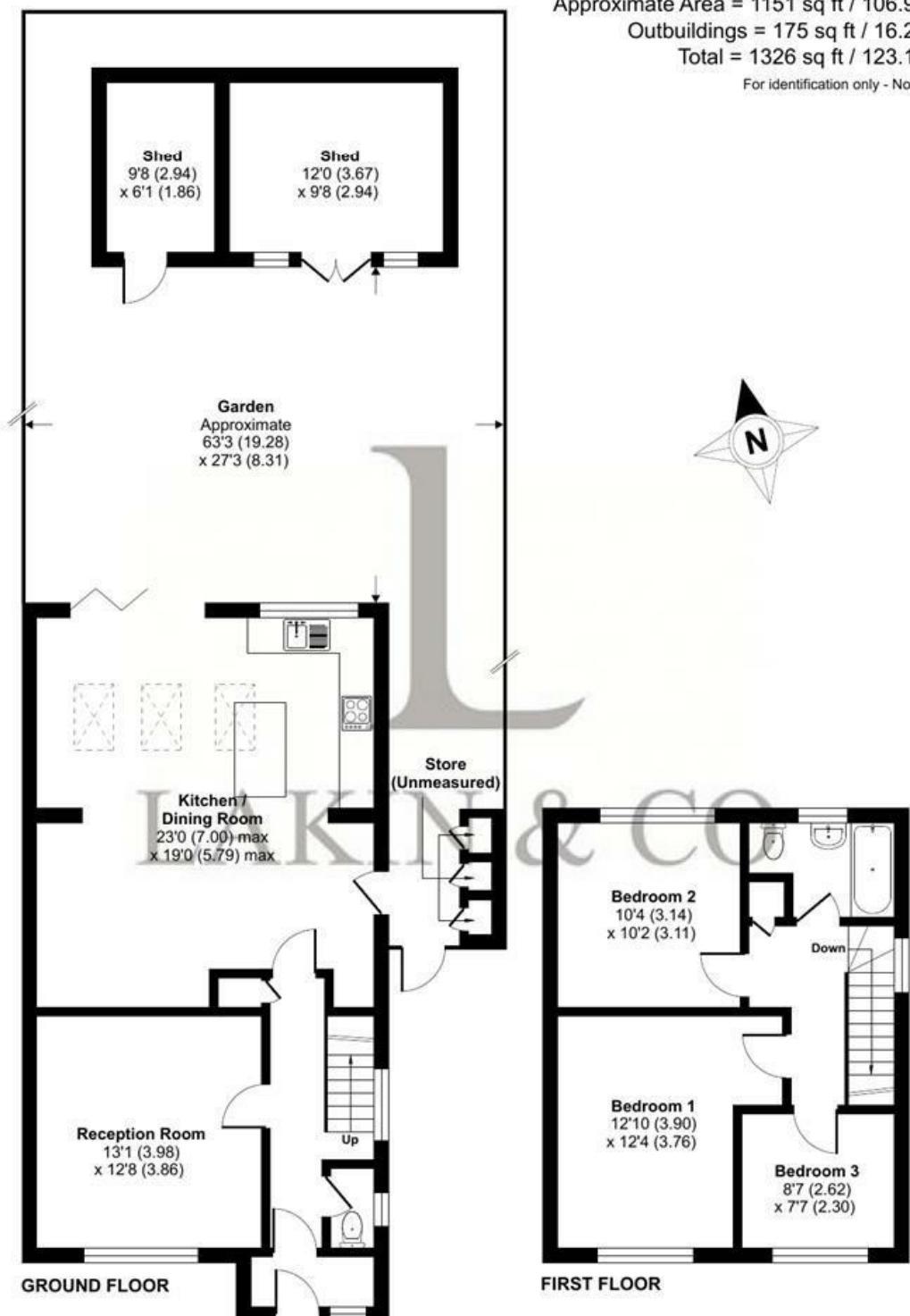


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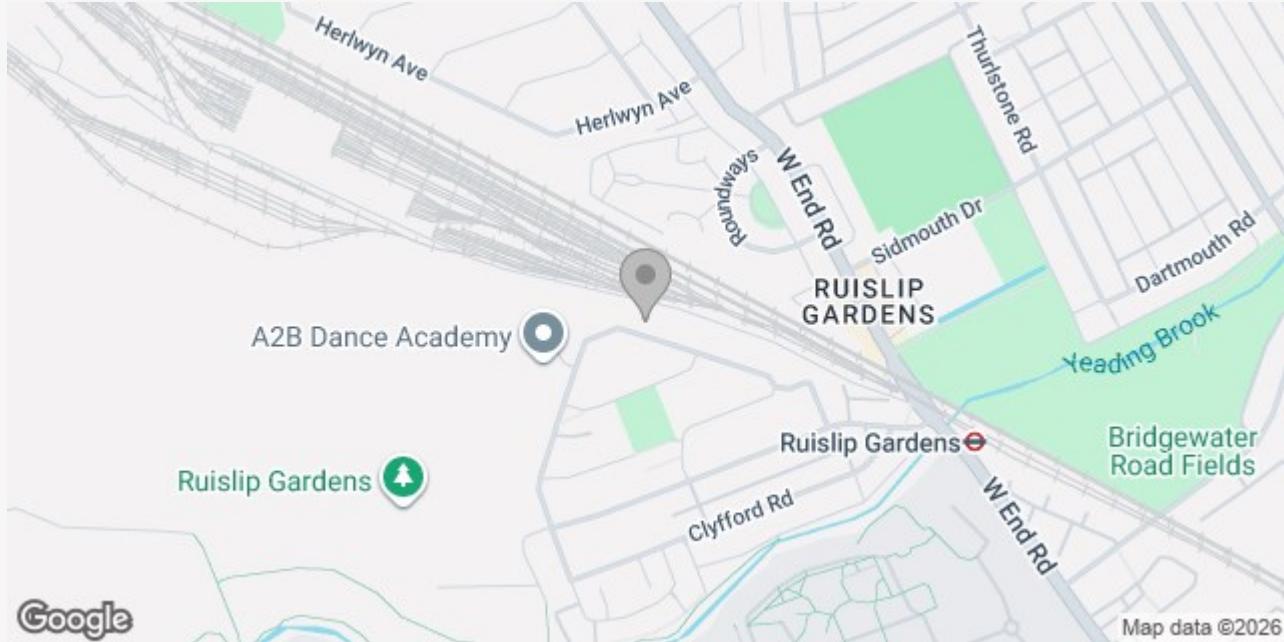
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.