



- 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.

Price: Guide Price £625,000

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

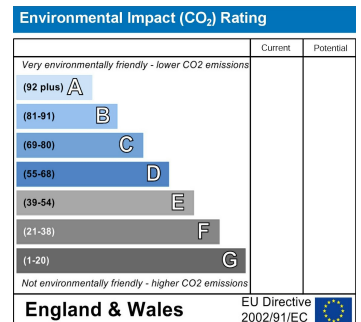
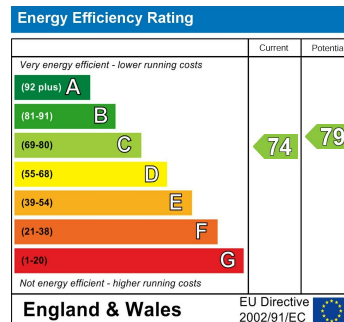
O2- Good outdoor, variable in-home

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>







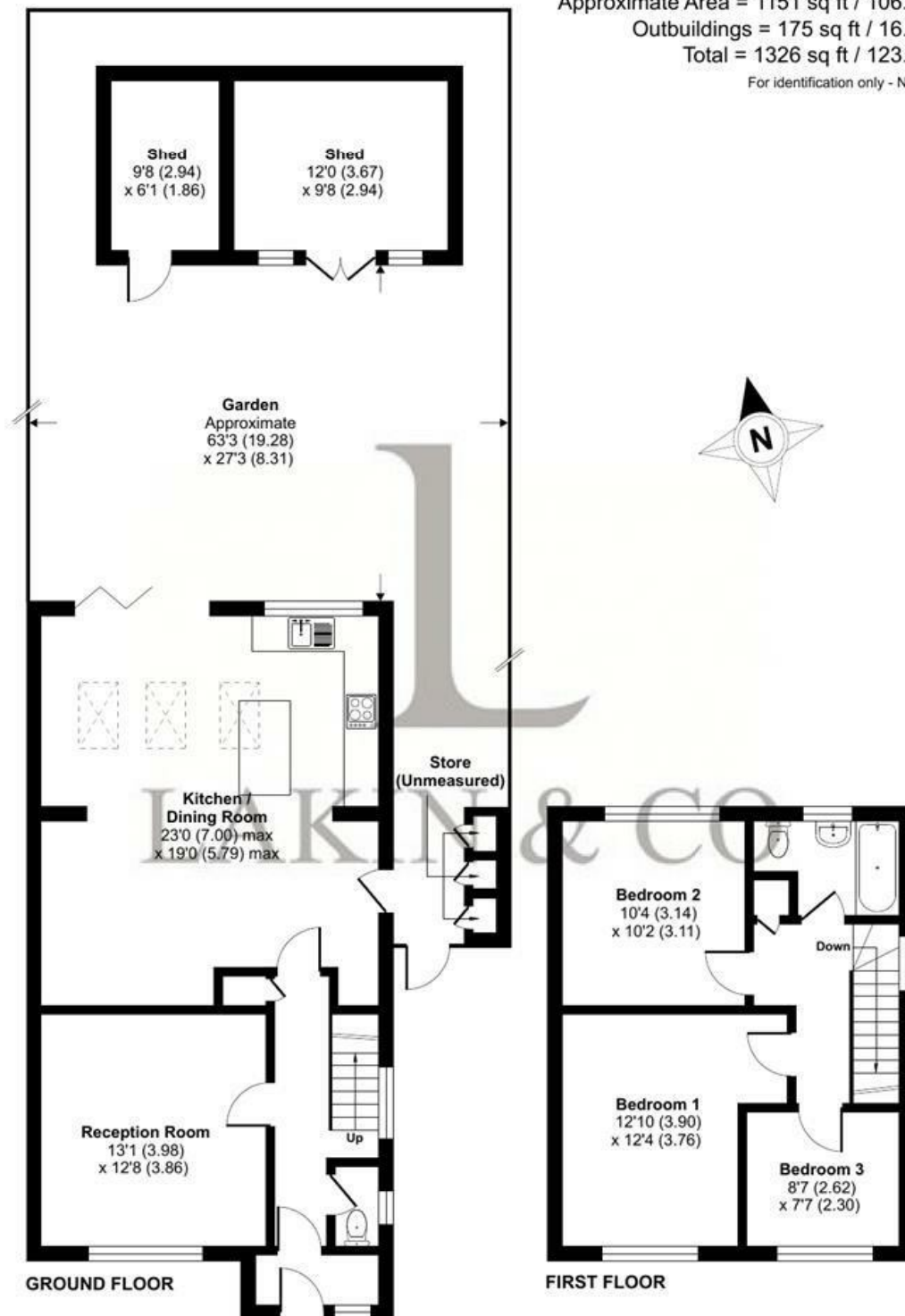
Stafford Road, Ruislip, HA4

Approximate Area = 1151 sq ft / 106.9 sq m

Outbuildings = 175 sq ft / 16.2 sq m

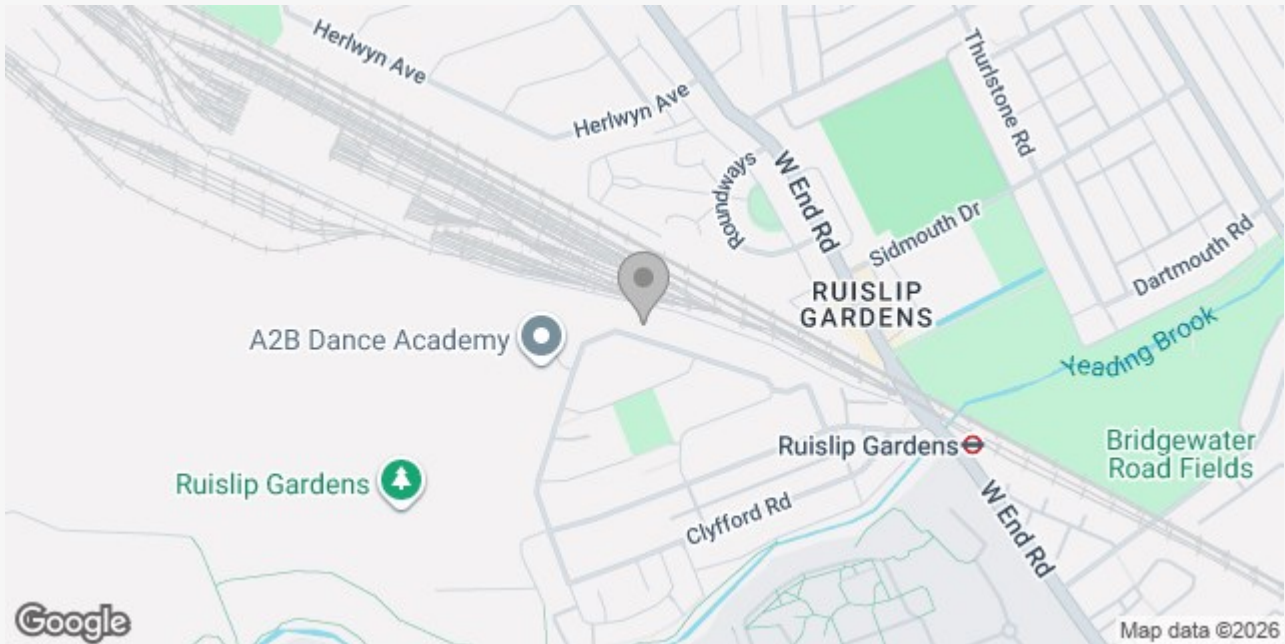
Total = 1326 sq ft / 123.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1344787

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