

Kent Gardens

Ruislip • Middlesex • HA4 8RX

Asking Price: £1,150,000



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Situated on the highly sought-after Kent Gardens in Ruislip, this impressive five bedroom semi-detached family home offers generous and versatile accommodation arranged over two well-planned floors. The ground floor features a welcoming entrance hall leading to a spacious front living room, ideal for relaxing or entertaining. To the rear, a large open-plan kitchen/family room provides the heart of the home, perfectly suited to modern family living, with ample space for cooking, dining and informal seating. Additional ground floor benefits include a separate dining room, a useful playroom or study, a utility area and a convenient downstairs cloakroom. Upstairs, the first floor offers five well-proportioned bedrooms, making the property ideal for larger families or those requiring home office space. The principal bedroom is complemented by four further bedrooms, all served by a family bathroom and an additional separate WC, with the master completed with an en suite, providing practicality for busy households.

FIVE BEDROOM

SOUGHT AFTER LOCATION

OPEN PLAN LIVING SPACE

RECENTLY RENOVATED

LARGE REAR GARDEN

AIR CONDITIONED

UNDERFLOOR HEATING THROUGHOUT

UTILITY ROOM

OFF STREET PARKING

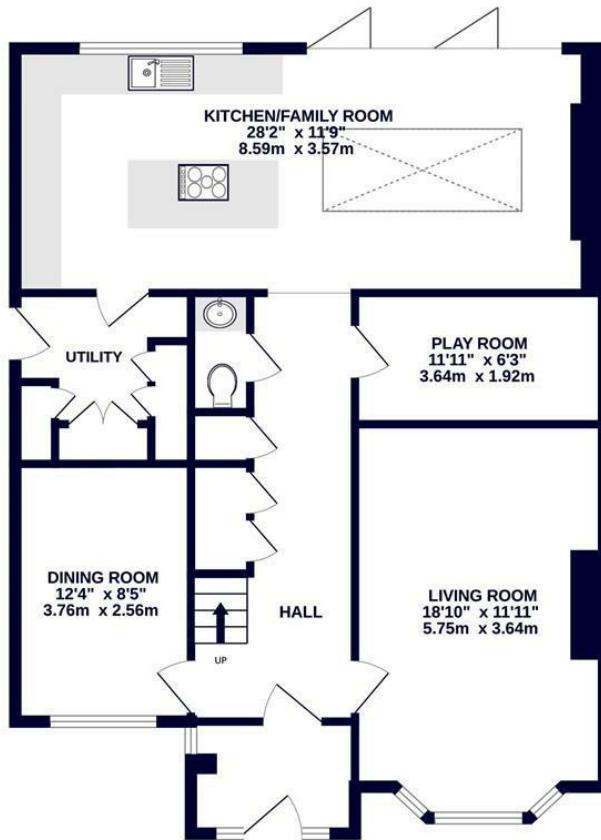
1784 SQ FT

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.

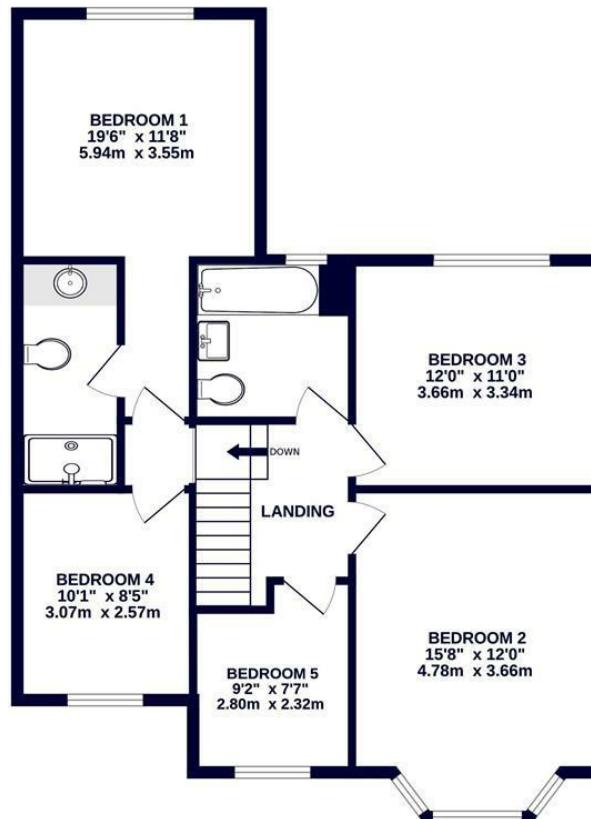




GROUND FLOOR
978 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
806 sq.ft. (74.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1784 sq.ft. (165.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	
	Current
Very energy efficient - lower running costs	
2014/15 A	A
2014/15 B	B
2014/15 C	C
2014/15 D	D
2014/15 E	E
2014/15 F	F
2014/15 G	G
All energy efficient - higher running costs	
EU 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.