

ALLDAY  
& MILLER



Hartland Drive, Ruislip, HA4 0TQ  
£535,000

3 1 1 C



Hartland Drive, Ruislip, HA4 0TQ

**£535,000**

- Larger Style Three Bedroom Home
- Brand New Sleek Kitchen
- Short Walk to South Ruislip Station
- New Double Glazing
- Nearby to Highly Regarded Schools
- Refurbished Throughout
- Stylish Modern Bathroom
- Short Drive to A40/M40/M25
- Private Rear Garden
- No Upper Chain

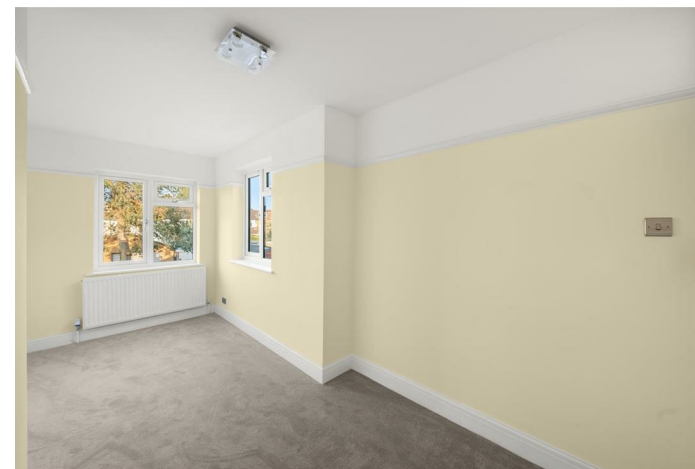
## Description

The property has been meticulously redesigned and finished with high-quality materials, creating a sophisticated yet comfortable family home. The spacious interiors feature bright reception room, a stunning modern kitchen, and stylishly appointed bathroom, all completed with impeccable attention to detail.

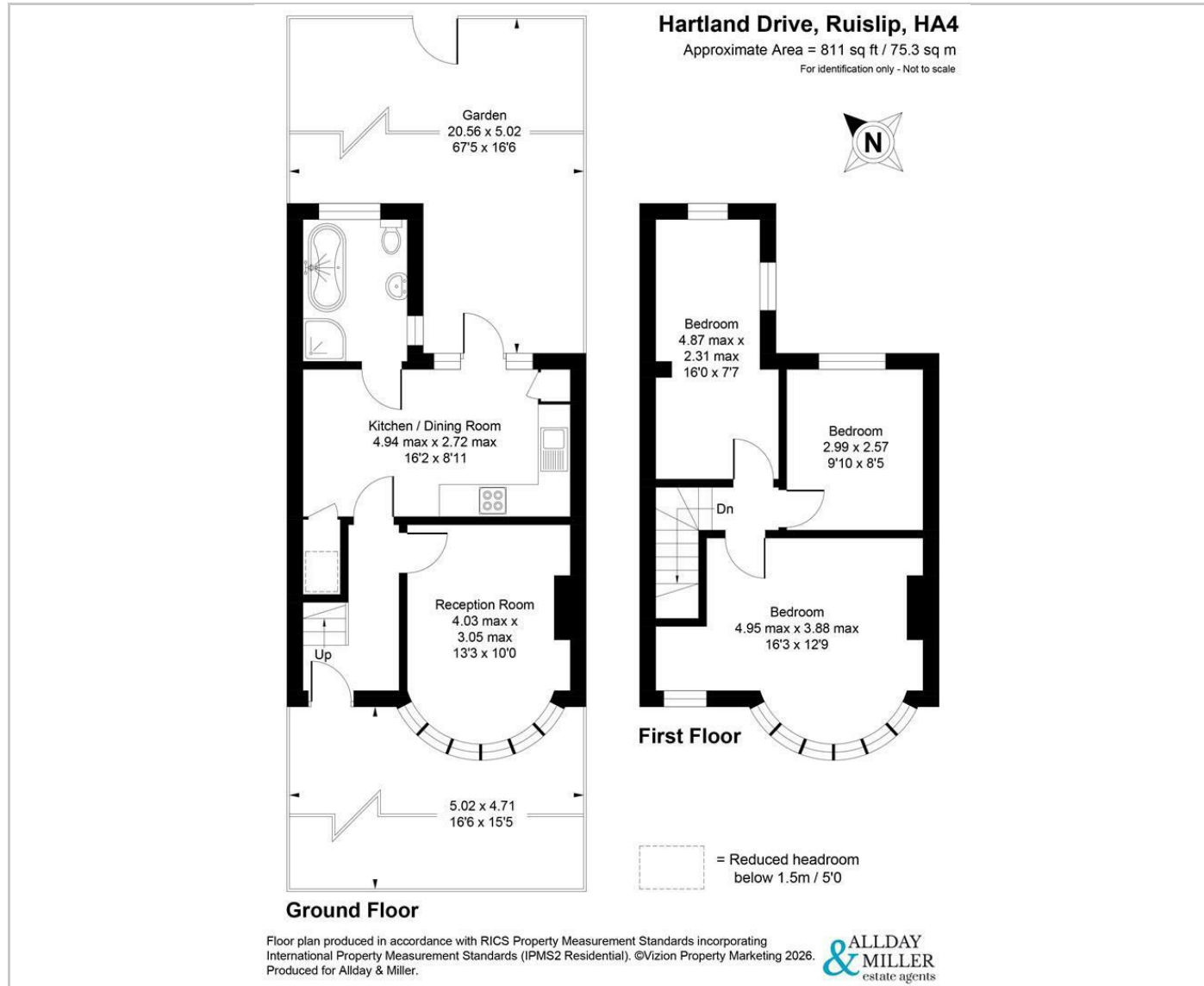
Set within a sought-after residential location, the home also benefits from attractive outdoor space ideal for entertaining and family living.

## Situation

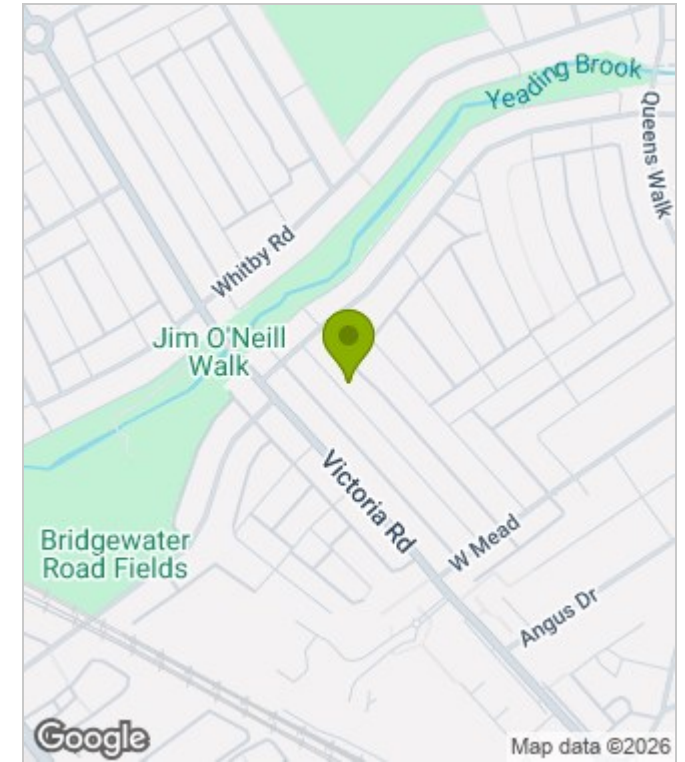
Hartland Drive is a quiet residential road in South Ruislip. For the motorist, there are excellent connections to central London via the M25 and M40, taking you in to town in just 25 minutes. Commuters are well suited with five London Underground stations in the area. The closest station is South Ruislip, which is only 0.5 miles away, South Ruislip is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. Ruislip Manor and Eastcote Station are also only a short distance, and offer the Metropolitan and Piccadilly Line. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Ruislip High, Deanesfield Primary School and Queensmead. There are a number of shopping and leisure facilities nearby, with 5 major supermarkets, The Old Dairy complex with shopping and Cinema facilities, Queensmead leisure centre and Goals Soccer Centre all within walking distance.



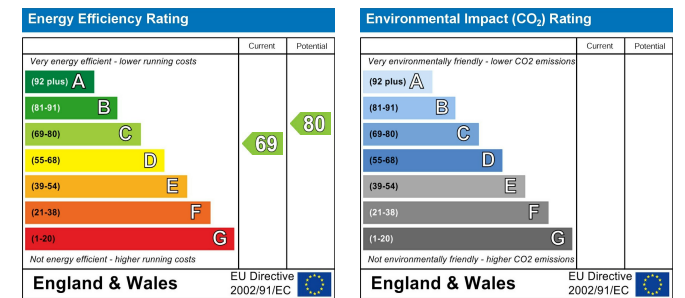
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.