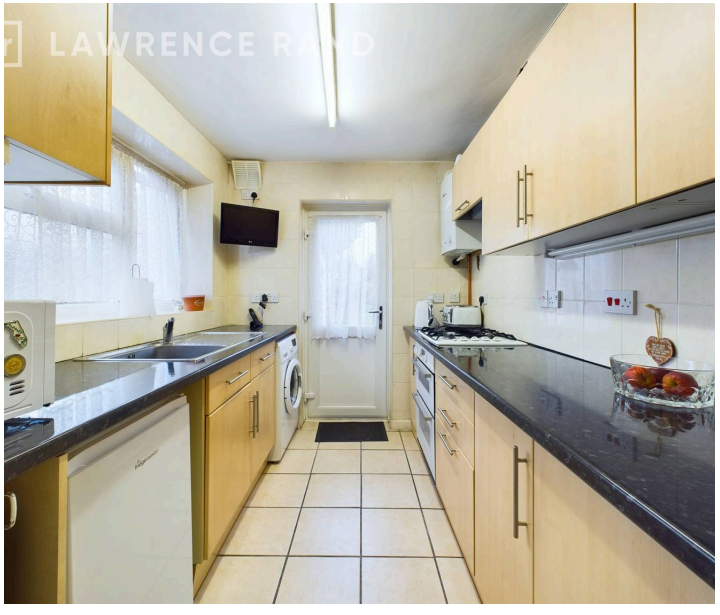
Woodlands Avenue, Ruislip - HA4 9QY

Offers in Region of **£625,000 | Freehold**

LAWRENCE RAND



Key Features & Description

- Three bedroom semi-detached house
- Two receptions
- Potential to extend to side, rear & Loft (STPP)
- Seperate Kitchen
- Garage own drive
- Minutes walking distance to Eastcote station and shops
- 60ft rear garden

Three-bedroom semi-detached house located in a sought-after residential area with garage and off street parking. This family home boasts two spacious reception rooms and three generously sized bedrooms. Potential to extend to side, rear & loft (STPP) and a private 60ft rear garden with a storage shed and outside wc.

Upon entering the hallway doors lead to all ground floor accommodation. The kitchen has wall and base units, ample work surfaces and space for appliances and a door providing direct access to the rear garden. The living room has a large front aspect window flooding the room with natural light. The rear aspect dining room has lovely French doors opening out to the rear. To the first floor two of the bedrooms being doubles and the third being a single. A family bathroom comprising of a white three-piece suite completes the first floor. To the front of the property is a grassed area and off street parking for two cars.

With the added benefit of a garage accessed via its own private drive, parking is convenient and secure.

Location:

Nearest Stations

Eastcote Station – approx 0.4 miles

Ruislip Manor Station – approx 0.7 miles

Ruislip Station – approx 0.9 miles

Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: C

Suppliers:

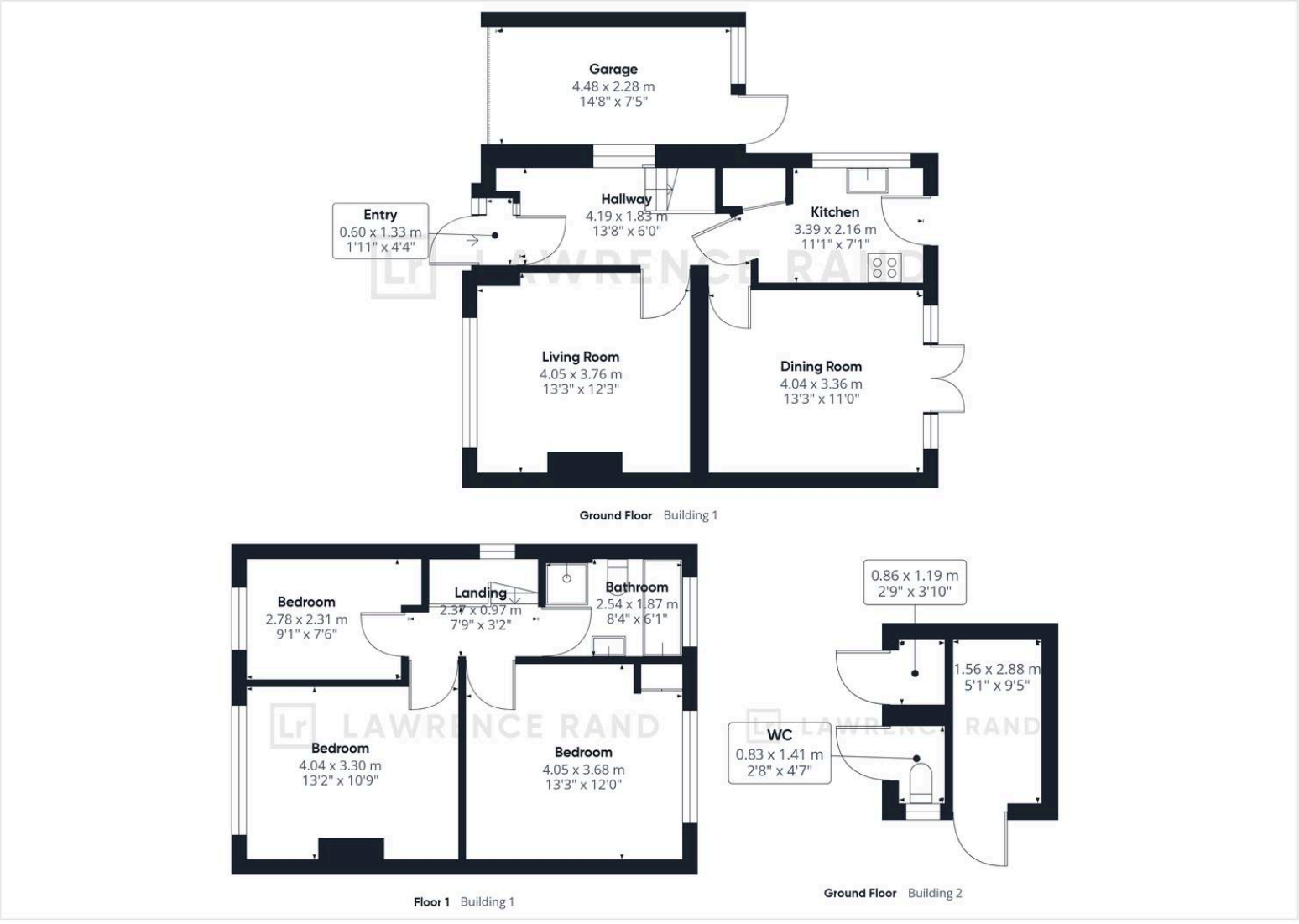
Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent



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