Ramulis Drive, Yeading, UB4 9QA

THIS IS A MODERN STYLE 3 BEDROOM SEMI DETACHED HOUSE WITH A SIDE GARAGE AND OWN DRIVE PARKING FOR 3/4 CARS PROVIDING EXCELLENT EXTENSION POTENTIAL STPP.
CURRENTLY THE PROPERTY HAS A SPACIOUS LOUNGE, MODERN AND FULL WIDTH FITTED KITCHEN / DINING ROOM. UPSTAIRS HAS 3 BEDROOMS AND A MODERN BATHROOM PLUS LOFT STORAGE SPACE. OUTSIDE HAS A GOOD SIZED GARDEN WITH A WELL MAINTANIED LAWN AND A SIDE GARAGE WITH OWN DRIVEWAY PARKING.
Ramulis Drive is set within a much sought after 1980's built development near to Willow Tree Marina and Tesco Superstore with excellent transport links for Northolt Central line station, A40 London and the Hayes-by-Pass for Heathrow, Hayes Town Elizabeth line station, Southall, Greenford and the M4 London..
VIEWING HIGHLY RECOMMENDED!!

Offers In Excess Of £515,000

34 Ramulis Drive, Yeading, UB4 9QA

34 Ramulis Drive, Yeading, UB4 9QA

34 Ramulis Drive, Yeading, UB4 9QA

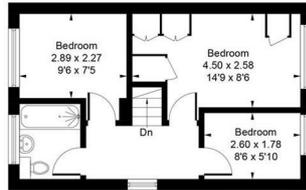**34 Ramulis Drive, Yeading, UB4 9QA**

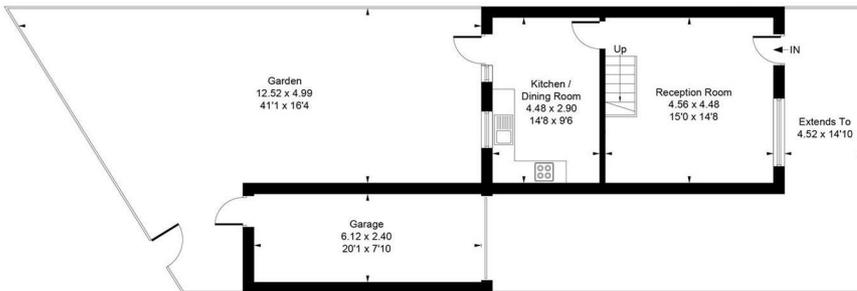**34 Ramulis Drive, Yeading, UB4 9QA**

34 Ramulis Drive, Yeading, UB4 9QA

Approximate Gross Internal Area = 68.74 sq m / 740 sq ft
Garage = 15.16 sq m / 163 sq ft
Total = 83.90 sq m / 903 sq ft

First Floor

Bedroom
2.89 x 2.27
9'6 x 7'5

Bedroom
4.50 x 2.58
14'9 x 8'6

Dn

Bedroom
2.60 x 1.78
8'6 x 5'10

Ground Floor

Garden
12.52 x 4.99
41'1 x 16'4

Kitchen /
Dining Room
4.48 x 2.90
14'8 x 9'6

Up

IN

Reception Room
4.56 x 4.48
15'0 x 14'8

Extends To
4.52 x 14'10

Garage
6.12 x 2.40
20'1 x 7'10

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.
© Vizion Property Marketing   Produced for Charrison Davis

34 Ramulis Drive, Yeading, UB4 9QA

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

34 Ramulis Drive, Yeading, UB4 9QA