

# Southbourne Gardens

Ruislip • Middlesex • HA4 9SQ  
Offers In Excess Of: £375,000



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Situated on the popular Southbourne Gardens in Ruislip, this well-proportioned two-bedroom ground floor maisonette offers approximately 670 sq. ft. of comfortable living accommodation, making it an ideal purchase for first-time buyers, down sizers, or investors alike. The property is accessed via its own private entrance, leading into a welcoming hallway that provides access to all principal rooms. To the front of the home is a bright and spacious living room measuring over 15ft in length, offering ample space for both seating and dining areas. Adjacent is a fitted kitchen with a range of wall and base units, work surfaces, and space for everyday appliances. The accommodation further comprises two well-sized bedrooms, including a generous principal bedroom and a second bedroom that could equally serve as a guest room, nursery, or home office. A modern shower room completes the internal layout.

GROUND FLOOR MAISONETTE

TWO DOUBLE BEDROOMS

LARGE LIVING ROOM

KITCHEN

PRIVATE GARDEN

QUIET LOCATION

87 YEARS REMAINING ON THE LEASE

BATHROOM WITH SHOWER

TAX BAND C

669 SQ.FT. TOTAL

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.

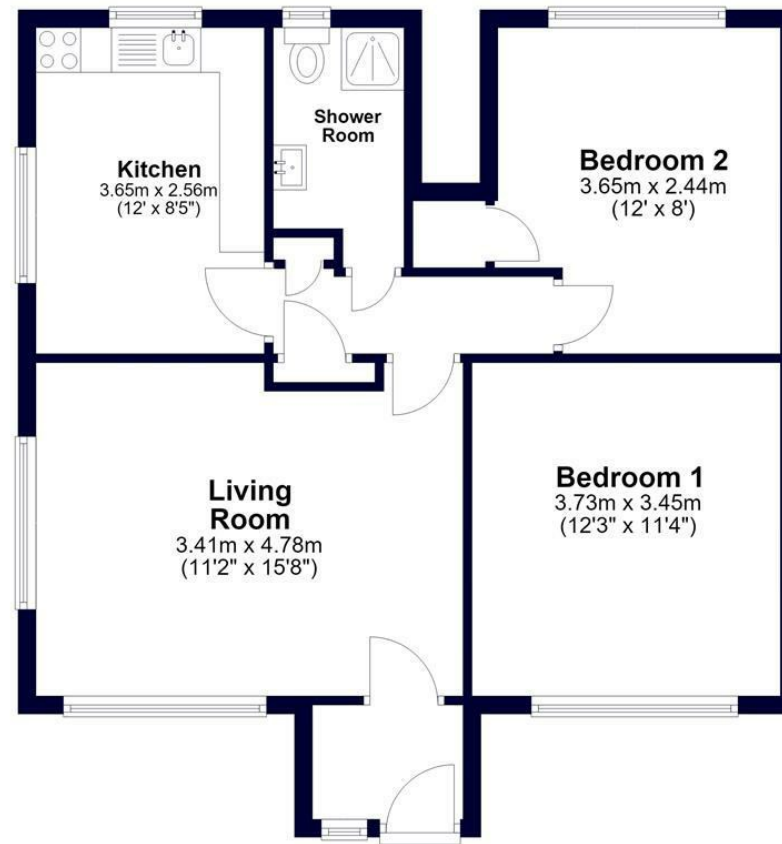






## Ground Floor

Approx. 62.2 sq. metres (669.8 sq. feet)



Total area: approx. 62.2 sq. metres (669.8 sq. feet)

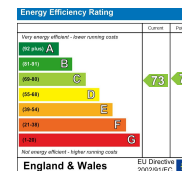
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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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