

Leaholme Way

Ruislip • Middlesex • HA4 7RA

Asking Price: £485,000



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Set in the highly sought-after Leaholme Way, this beautifully presented two-bedroom home offers modern living across two spacious floors. The ground floor features a bright and generous extended living / dining room with direct access to the garden, and a well-equipped new kitchen to the front of the property. Upstairs, you'll find two comfortable bedrooms, a spacious main bedroom and a second bedroom, along with a recently renovated contemporary shower room. This charming property combines style and practicality in a convenient, desirable location close to local amenities, immediate local transport accessibility, and schools within a short 5 minute walk.

TWO BEDROOM

TERRACED

MODERN KITCHEN

EXTENDED

MODERN BATHROOM

PRIVATE GARDEN

SOUGHT AFTER LOCATION

GARAGE

OFF STREET PARKING

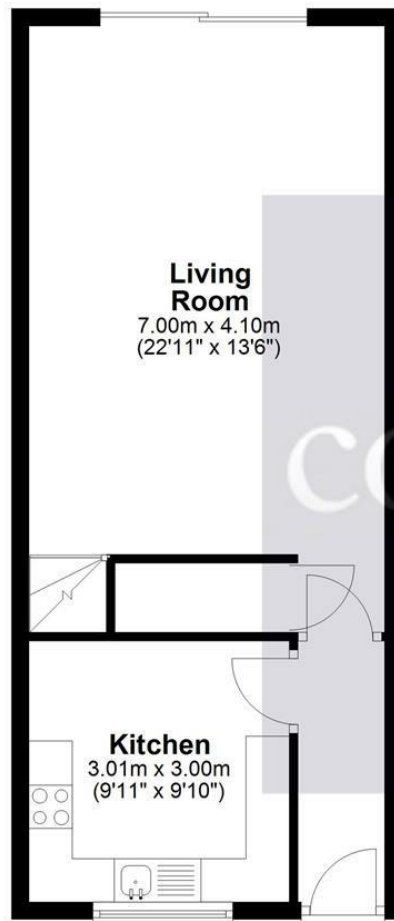
779 SQ FT

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.

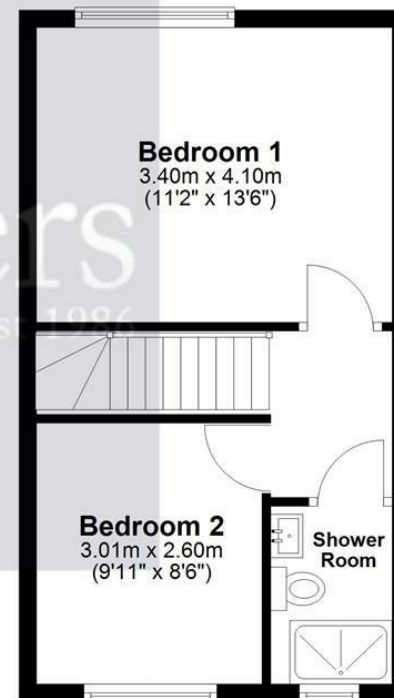




Ground Floor



First Floor



Total area: approx. 72.4 sq. metres (779.7 sq. feet)

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 error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Plan produced using PlanUp.□

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Below 35 Not energy efficient - higher running costs		
England & Wales EPC Standard 2020/01/01		

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.