



Victoria Road, Ruislip, Middlesex HA4 0DS

Per month £2,200 Per
EPC Rating Current 83 Potential 94

Austin Residential are delighted to offer this immaculate three/four bedroom family bedroom set within a popular residential location to market.

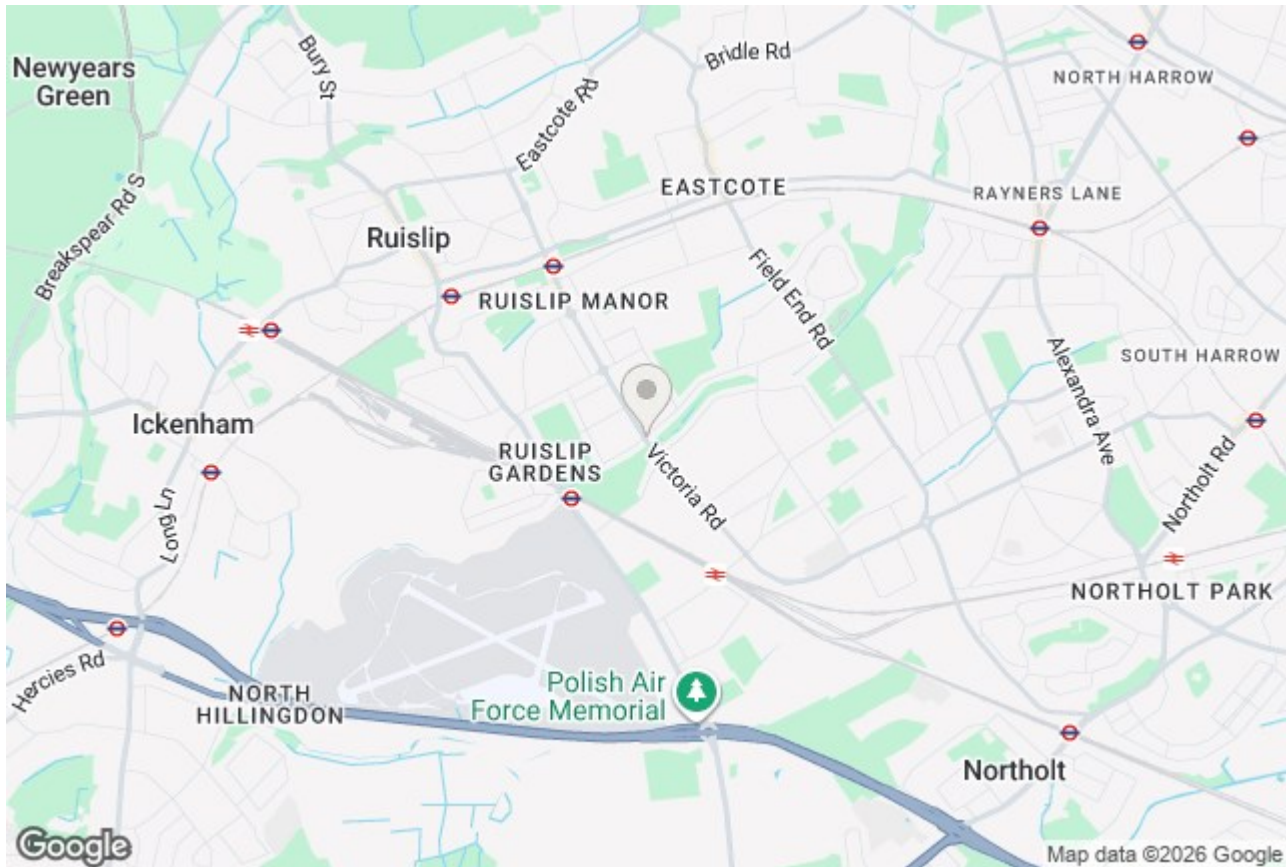
The property briefly comprises: entrance hallway; fitted kitchen; downstairs W.C; large living room; three bedrooms to first floor; further loft room/fourth bedroom and family bathroom.

Further benefits include: gas central heating; double glazing; private front and rear gardens.

Victoria Road is situated between Ruislip Manor and South Ruislip. Both offer a variety of supermarkets, coffee shops, restaurants and retailers and also have great transport links (Metropolitan, Piccadilly, Central and Chiltern Lines) which get you in to London within the hour. The A40 is a short drive away with access to both London and home counties. Schooling in the area is offered by St Swithun Wells and Field End Primary Schools and Ruislip High School.

Available 8th September- Unfurnished





Important Notice

1. These Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or any information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
3. The photographs show only certain parts of the property at the time they were taken. Any area, measurement or distances given are approximate only.
4. All statements contained in these particulars in relation to the property are made without responsibility on the part of Austin Residential nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to the property.
5. Money Laundering Regulations' intending purchasers will be asked to produce identification documentation. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

Austin
Residential

Viewing

Strictly by appointment with:
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