



24 East Mead, Ruislip - HA4 9HH
£625,000

 **LAWRENCE RAND**

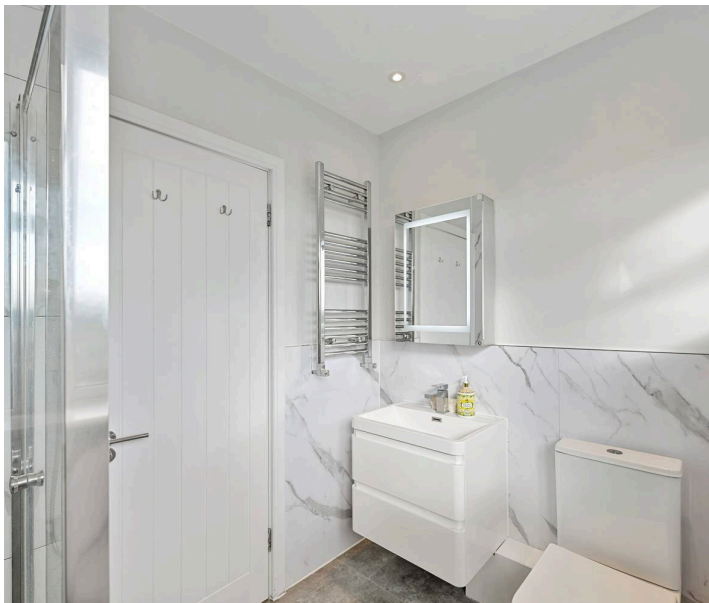


24 East Mead

Ruislip, Ruislip

- Three bedrooms
- Excellent condition
- Modern kitchen and new shower-room
- Southerly facing garden
- Off street parking for two cars
- Access to South Ruislip tube and amenities

A spacious three bedroom family home offering bright and airy contemporary living accommodation. The property comprises a welcoming entrance hallway where stairs leading to the first floor. The reception room is a cosy living room with its feature fireplace leading into the modern kitchen diner. The heart of the home offers excellent dining space as well as the modern kitchen with views of the rear garden. The kitchen provides built in appliances, an abundance of worktop and storage space including granite worktops. The first floor has a spacious landing area with three good -sized bedrooms finished with neutral decor providing a homely feel. Completing the first floor is a newly replaced shower-room. The property was freshly painted, with brand new carpets, and a fully renovated shower-room in the past year



The front garden has a fully paved driveway to fit two cars as well as road parking. To the rear of the property is a well-maintained private garden with paved patio including access via a service road.



24 East Mead

Ruislip, Ruislip

East Mead is a quiet residential road in South Ruislip and is in catchment for St Swithun Wells and Field End primary Schools. For the motorist, there are excellent connections to central London via the M25 and the M40. Commuters are well suited with five London Underground stations in the area and with tube and National Rail services from South Ruislip Station which is only half a mile away, travelling into the city via the Central line couldn't be easier. Other nearby stations include Ruislip or Ruislip Manor on the Piccadilly/Metropolitan.

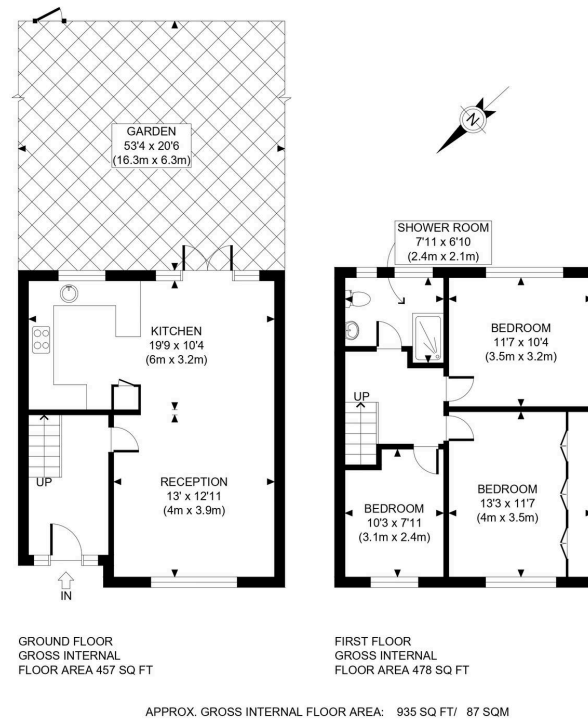
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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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