Lakeside Close, Ruislip, HA4 7UE

£285,000

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Offered to the market with NO UPPER CHAIN, this spacious ground floor maisonette boasts its own private garden and is ideally located in the ever-popular North Ruislip area. Perfect for first-time buyers and investors alike, the property offers well-balanced accommodation throughout. The layout briefly comprises a bright and airy through lounge/dining room, a fitted kitchen, a generous double bedroom, and a bathroom suite. Additional benefits include allocated parking, double glazing, gas central heating, ample built-in storage, and direct access to a private garden. Conveniently positioned just a short distance from Ruislip's vibrant High Street, residents can enjoy a wide selection of shops, restaurants, and cafés, including Waitrose, Granero Lounge, Pizza Express, and more. A nearby service station also provides added convenience with an M&S store and ATM facilities. Excellent transport links are within easy reach, with local bus routes just a few minutes' walk away and Ruislip Station (Metropolitan and Piccadilly lines) offering fast and frequent connections into Central London and the City. For leisure, the beautiful Ruislip Lido is close by, providing scenic walks and family-friendly activities.

ENTRANCE HALL
Front aspect door, storage cupboard x 2, leading to kitchen, doors to:

LIVING/DINING ROOM
Rear aspect double glazed sliding door to rear garden, coved ceilings, radiator.

KITCHEN
Front aspect double glazed windows, laminate flooring, part tiled walls, a range of base and eye level units, four gas hob rings with extractor hood, stainless sink with drainer, integrated oven, space for fridge freezer, washing machine and tumble dryer.

BEDROOM
Rear aspect double glazed windows, radiator.

BATHROOM
Front aspect double glazed frosted window, tiled flooring, tiled walls, panel enclosed bath with shower attachments and mixer taps, vanity unit incorporating wash hand basin, low level wc, radiator.

REAR GARDEN
Patio area, mainly laid to lawn, panel enclosed fence with access, garden shed x 1.

LEASE
145 years remaining

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

OUTGOINGS
Community fee of £45 per calendar month.

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PARKING
Permit.

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COUNCIL TAX
London Borough of Hillingdon - Band C - £1,818.19

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DISTANCE TO STATIONS
West Ruislip (1.3 Miles) - Central/Chiltern Railways
Ruislip (1.3 Miles) - Metropolitan/Piccadilly
Ickenham (2.2 Miles) - Metropolitan/Piccadilly

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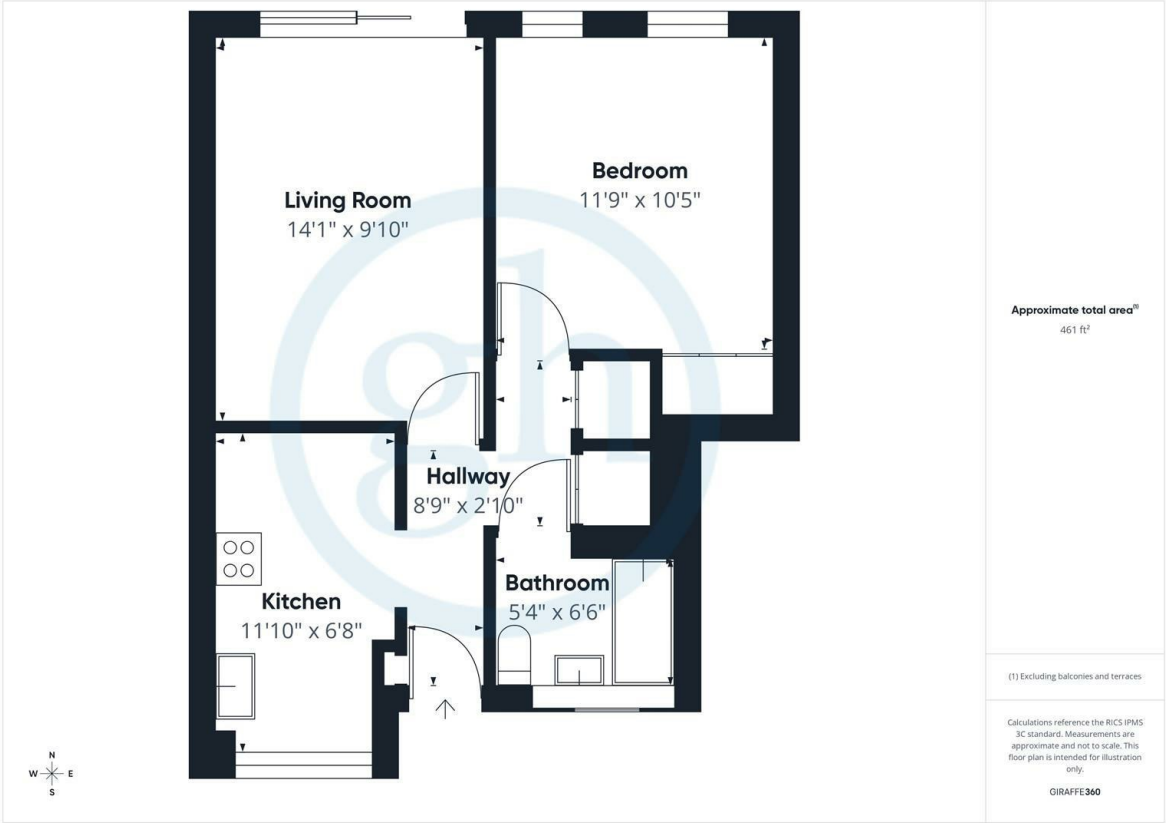

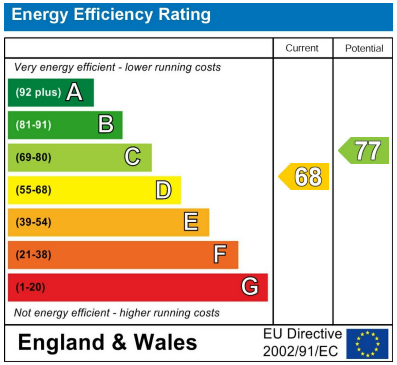

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