

Hill Lane

Ruislip • Middlesex • HA4 7JW

Asking Price: £400,000



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This charming first floor maisonette on Hill Lane offers a thoughtfully designed living space perfect for modern lifestyles. The heart of the home is a spacious living room that enjoys an abundance of natural light, complemented by a separate, well-appointed kitchen featuring ample workspace. Both bedrooms are generous doubles, with the primary bedroom offering impressive proportions, all served by a family bathroom. Outside, the property benefits from its own private garden, providing a secluded outdoor retreat that is a rare find for a first floor residence. Additionally, the home includes a separate external store room, offering invaluable extra space for bicycles or seasonal storage. Situated in a popular location, this property combines the privacy of a maisonette with the practical comforts of a traditional home.

TWO BEDROOM

FIRST FLOOR

MAISONETTE

CHAIN FREE

SPACIOUS

PRIVATE GARDEN

OUTDOOR SPACE

SOUGHT AFTER LOCATION

GREAT OPPORTUNITY

659 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.





First Floor

Approx. 61.3 sq. metres (659.5 sq. feet)
(excluding Store Room)



Total area: approx. 61.3 sq. metres (659.5 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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126-128 High Street, Ruislip,
Middlesex, HA4 8LL
ruislipsales@coopersresidential.co.uk

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| Energy Efficiency Rating | | Current | Target |
|--|---|------------|------------|
| Very energy efficient - lower running costs | A | | |
| Energy efficient - lower running costs | B | | |
| Decent energy efficiency - lower running costs | C | | |
| Some energy efficiency - lower running costs | D | | |
| Not very energy efficient - higher running costs | E | | |
| Very poor energy efficiency - higher running costs | F | | |
| Least energy efficient - highest running costs | G | | |
| England & Wales | | 01/01/2008 | 01/01/2010 |

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.