

Whiteheath Avenue

Ruislip • Middlesex • HA4 7PR

Asking Price: £750,000



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COMPLETE UPPER CHAIN - This charming semi-detached home offers spacious living across three beautifully presented floors, set in a peaceful location perfect for family life. The ground floor features a stylish lounge, a modern kitchen/dining area that opens onto the second reception room onto the private garden. Upstairs, the home provides four well-proportioned bedrooms, including a luxurious top-floor primary suite with an en-suite.

FOUR BEDROOM

SEMI DETACHED

SOUGHT AFTER LOCATION

MODERN THROUGHOUT

SPACIOUS HALLWAY

EN SUITES

KITCHEN/DINING ROOM

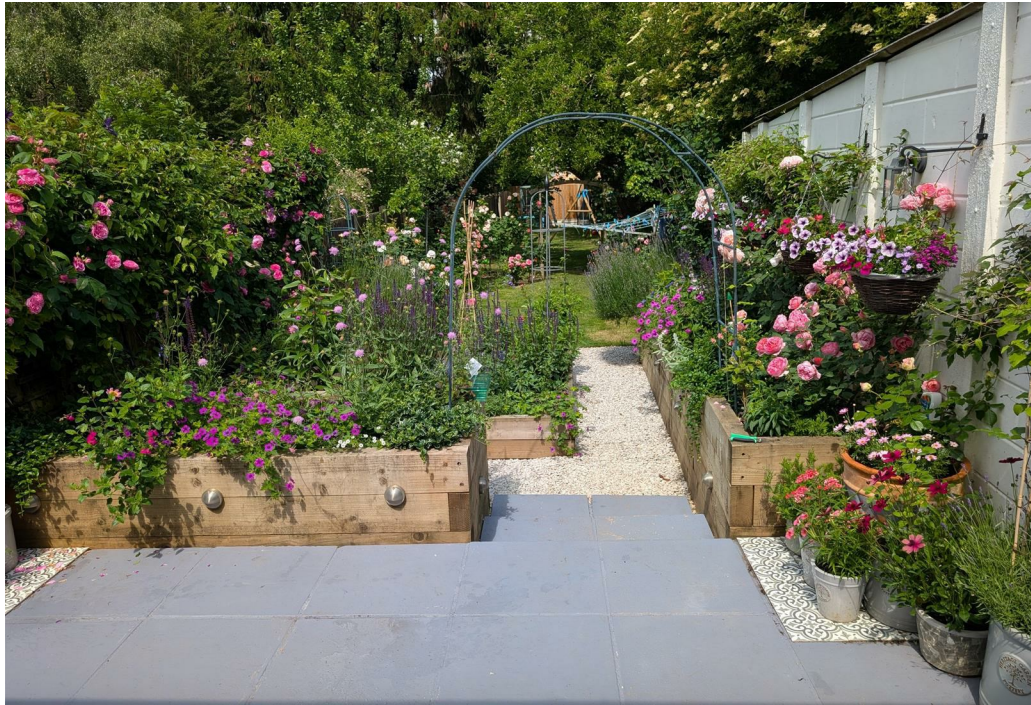
TWO RECEPTION ROOMS

GARAGE

1567 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.





OUTBUILDING
146 sq.ft. (13.6 sq.m.) approx.



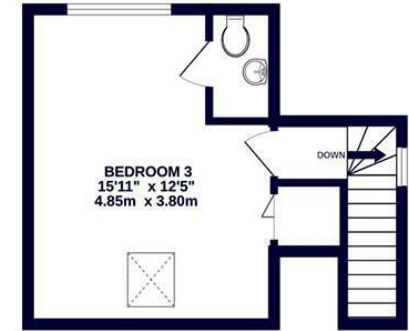
GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



2ND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1567 sq.ft. (145.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
95-100 A		
85-95 B		
75-85 C		
65-75 D		
55-65 E		
45-55 F		
35-45 G		
Below 35 Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

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.