Kings College Road

Ruislip • Middlesex • HA4 8BQ
Asking Price: £800,000

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Situated on the sought-after Kings College Road, this CHAIN FREE extended three-bedroom family home offers spacious and versatile accommodation with further potential to extend, subject to the usual planning permissions. Ideally positioned for easy access to both Ruislip Manor and Ruislip High Street, the property benefits from a wide range of shops, restaurants, transport links and highly regarded local schools nearby. The ground floor features a bright and welcoming living room, a generous dining room ideal for entertaining, an extended kitchen with ample workspace, and a charming sun room overlooking the rear garden. The property also benefits from a garage with additional storage areas, providing excellent practicality and future conversion potential if desired. To the first floor are three well-proportioned bedrooms and a modern family bathroom, making the home perfectly suited to growing families, first-time buyers or those looking to upsize. Externally, the property boasts ample off-street parking to the front and a private rear garden offering excellent outdoor space. With its generous footprint, desirable location and scope for further enhancement, this is a fantastic opportunity to acquire a well-presented home in one of Ruislip's most convenient residential locations.

3 BEDROOM

SEMI DETACHED

OFF STREET PARKING

POTENTIAL TO EXTEND STPP

GARAGE

LARGE GARDEN

SOUGHT AFTER LOCATION

GOOD ACCESS TO TRANSPORT LINKS

CHAIN FREE

EXTENDED AT REAR

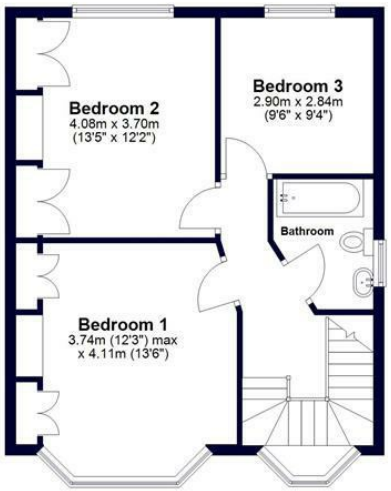
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

Ground Floor

Approx. 95.6 sq. metres (1029.3 sq. feet)

First Floor

Approx. 53.4 sq. metres (574.5 sq. feet)



Total area: approx. 149.0 sq. metres (1603.8 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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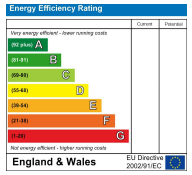

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.