



Leaholme Way, Ruislip, HA4 7RA  
£485,000



A beautifully presented two bedroom mid terrace home situated on a highly sought-after road in North Ruislip. This well presented home briefly comprises; two double bedrooms, modern fitted kitchen, large living/dining room, and family bathroom suite. The property benefits from double glazing, off street parking, garage and gas central heating. Ideally set a stroll away from Ruislip High Street where there are a range of excellent and varied shops, restaurants and transport facilities. The Metropolitan/Piccadilly line station offers swift and regular connections to Baker Street and the City and West Ruislip station for the Central Line. There is also a bus stop within a stones throw granting access to Ruislip Station. It should also be noted that there are a number of highly regarded schools within close proximity including Whiteheath Primary School which is within striking distance.



## ENTRANCE HALL

Front aspect stained glass frosted door, radiator, downlighting, door to:

## LIVING/DINING ROOM

Rear aspect double glazed sliding door to rear garden, radiator x 3, coved ceiling, stairs to first floor landing, under stair storage cupboard.

## KITCHEN

Front aspect double glazed window, laminate effect flooring, four ring induction hob with extractor hood, a range of base and eye level units, one and a half stainless steel sink with mixer taps, wall mounted boiler, integrated appliances including fridge freezer, washing machine and oven.

## BEDROOM ONE

Rear aspect double glazed window, radiator.

## BEDROOM TWO

Front aspect double glazed window, radiator.

## BATHROOM

Front aspect double glazed frosted window, down lighting, tiled floor, tiled walls, low level WC, vanity hand wash basin, heated towel rail, shower cubicle with mixer taps.

## FRONT

Off street parking.

## REAR GARDEN

Patio area, laid to lawn, rear access.

## GARAGE

Up and over door.

## COUNCIL TAX

London Borough of Hillingdon -  
Band D - £2,045.46

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

## DISTANCE TO STATIONS

West Ruislip (1.3 Miles) -  
Central/Chiltern Railways

Ruislip (1.4 Miles) -  
Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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