



Flemming Avenue, Ruislip, HA4 9LF



COMPLETE UPPER CHAIN. Nestled in a quiet and highly desirable residential area, this charming two bedroom terraced home on Flemming Avenue, Ruislip offers well-balanced, practical living space suited to a variety of buyers. The property opens with a welcoming hallway leading to a bright reception room, which flows into a the conservatory overlooking the rear garden. A fitted kitchen and a convenient ground floor WC complete the downstairs layout. Upstairs, you'll find two generously sized bedrooms and a modern family bathroom suite.

Outside, the home enjoys a private rear garden with a useful outbuilding/shed, along with the added benefit of off street parking at the front. Ideally positioned for local shops, amenities, transport links being equidistant to Ruislip Manor & Eastcote Tube stations. The property is also near well regarded schools such as Lady Bankes, Newnham and Bishop Ramsey, this property presents an excellent opportunity to secure a home in a peaceful yet well connected location.



## ENTRANCE HALL

Front aspect frosted entrance door, radiator, coved ceiling, storage cupboard, doors to:

## LIVING ROOM

Radiator, stairs to first floor landing, coved ceiling, rear aspect double glazed sliding door to:

## CONSERVATORY

Dual aspect double glazed windows, rear aspect double glazed door to rear garden, tiled flooring.

## KITCHEN

Front aspect double glazed window, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, space for fridge freezer, integrated appliances including dishwasher,

washing machine and oven with four gas hob rings and extractor hood.

## DOWNSTAIRS CLOAKROOM

Low level wc, wall mounted wash hand basin, radiator.

## FIRST FLOOR LANDING

Hatch to loft space, doors to:

## BEDROOM ONE

Front aspect double window, a range of built in wardrobes, radiator.

## BEDROOM TWO

Rear aspect double glazed window, a range of built in wardrobes, radiator.

## BATHROOM

Tiled flooring, tiled walls, shower cubicle with shower attachment x 2 and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel.

## FRONT

Off street parking.

## REAR GARDEN

Decked area, mainly laid to lawn, panel enclosed fence, garden shed.

## 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

Ruislip Manor (0.4 Miles) - Metropolitan/Piccadilly.  
Eastcote (0.5 Miles) - Metropolitan/Piccadilly.  
Ruislip Gardens (0.8 Miles) - Central Line.



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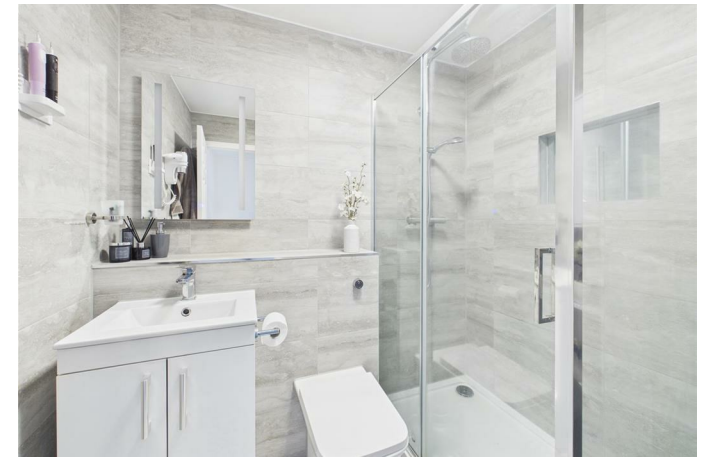
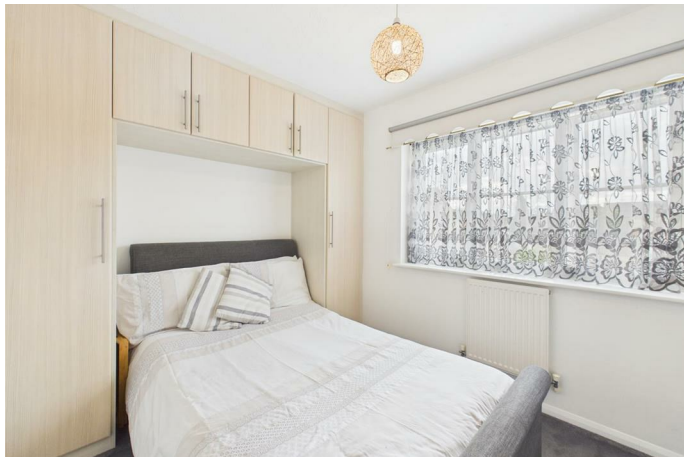
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



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