



Seaford Close, Ruislip, HA4 7HN  
£725,000



NO UPPER CHAIN. Situated in this peaceful cul-de-sac location overlooking the green, this well proportioned four bedroom detached residence offers spacious and versatile accommodation, perfectly suited to modern family living. Boasting plenty of potential to extended subject to the usual planning constraints, the property includes a generous entrance hall, a spacious living room which then leads onto the separate dining room, fitted kitchen, four good size bedrooms all with fitted wardrobes and a family bathroom. The property benefits include: Downstairs cloakroom providing an additional WC, utility room, garage via own drive with ample off street parking and large private rear garden. Located just moments from the Central line and Chiltern Railways. Ruislip station (Metropolitan & Piccadilly) is also within walking distance, along with Ruislips bustling High Street, offering multiple shopping facilities to include Waitrose, Co Op, Sainsburys Local and numerous restaurants. The A40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.



## ENTRANCE HALL

Front aspect door, stairs to first floor landing, understairs cupboard, doors to:

## DOWNSTAIRS CLOAKROOM

Front aspect double glazed window, vanity unit incorporating wash hand basin, low level wc.

## LIVING ROOM

Front aspect double glazed window, through to:

## DINING ROOM

Sliding patio doors to rear garden.

## KITCHEN

Rear aspect double glazed window, range of base and eye level units, stainless steel sink and drainer, gas hob and electric oven with extractor hood over, space for fridge.



## UTILITY ROOM

Rear aspect double glazed door to rear garden, rear aspect double glazed window, door to garage.

## LANDING

Side aspect double glazed frosted window, airing cupboard, hatch to loft space, doors to:

## BEDROOM ONE

Rear aspect double glazed window, built in wardrobes.

## BEDROOM TWO

Front aspect double glazed window, built in wardrobe.

## BEDROOM THREE

Rear aspect double glazed window, built in wardrobe.

## BEDROOM FOUR

Front aspect double glazed window, built in cupboard.

## BATHROOM

Side aspect double glazed frosted window, panel enclosed bath with shower over, low level wc, vanity unit incorporating wash hand basin.

## FRONT

Off street parking.

## GARAGE

Up and over door.

## REAR GARDEN

Mainly laid to lawn, panel enclosed fence, patio area, side access.

## COUNCIL TAX

London Borough of Hillingdon - Band F - £2,954.55

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

## DISTANCE TO STATIONS

West Ruislip (0.6 Miles) - Central/Chiltern Railways  
Ruislip (0.8 Miles) - Metropolitan/Piccadilly  
Ickenham (1.3 Miles) - Metropolitan/Piccadilly

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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