

Woodlands Avenue

Ruislip • Middlesex • HA4 9RJ

Guide Price: £700,000



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CHARMING BUNGALOW | FOUR BEDROOMS | TWO BATHROOMS | TRANQUIL
PRIVATE GARDEN

This charming semi detached bungalow has been extended to the rear and into the loft to maximise the property's full potential. The porch for the home leads onto the hallway which offers access to all of the ground floor accommodation and stairs that leading to the first floor. To the rear of the bungalow is an open plan living room, dining room and kitchen, which is perfect for those that like to entertain. The stylish kitchen offers a range of base and wall units, worktops, space for integrated appliances and a breakfast bar. The living room is bright and spacious, with light flooding in from the skylight and double doors that over look the beautiful garden. To the front of the property are a large master bedroom, which benefits from built in wardrobes. Across the hallway is another bedroom. The family bathroom boast a white bathroom suite and is finished in stylish tiles. The ground floor is complete with a handy utility room. To the first floor are two bedrooms and a further bathroom, there is also a eaves space for extra storage.

SEMI DETACHED BUNGALOW

FOUR BEDROOMS

OPEN PLAN KITCHEN/DINER

SOUTH FACING GARDEN

OFF STREET PARKING VIA DRIVEWAY

WALKING DISTANCE TO EASTCOTE STATION

CATCHMENT AREA FOR NEWNHAM SCHOOL

OUTBUILDING

TWO BATHROOMS

1,061 SQ.FT. TOTAL

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.







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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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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.