Kingswear Road

Ruislip • Middlesex • HA4 6AY

Guide Price: £500,000



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Situated on the popular Kingswear Road in Ruislip Manor, this attractive two-bedroom terraced B Type Manor Home offers well-proportioned accommodation arranged over two floors, making it an ideal purchase for first-time buyers, downsizers or investors alike. The ground floor comprises a welcoming entrance hallway leading through to a spacious living/dining room, measuring approximately 20ft in length, providing plenty of space for both relaxing and entertaining. To the rear is a separate fitted kitchen, conveniently positioned with access to the rear garden. To the first floor, there are two well-sized bedrooms, with the principal bedroom measuring approximately 13ft in length, alongside a modern shower room. The property offers approximately 637 sq. ft. of internal accommodation. Externally the property benefits from off street parking at the front of the home and a garage for storage at the rear of the garden. Kingswear Road is ideally positioned for the excellent selection of shops, restaurants and everyday amenities available in Ruislip Manor, with Ruislip Manor Metropolitan and Piccadilly Line station within easy reach, providing convenient connections into Central London. There are also a number of well-regarded local schools, parks and recreational facilities nearby.

TERRACED B TYPE MANOR HOME

TWO BEDROOMS

FAMILY BATHROOM

OFF STREET PARKING

THROUGH LOUNGE

PRIVATE GARDEN

QUIET ROAD

LARGE GARAGE

WALKING DISTANCE TO RUISLIP MANOR STATION

636 SQ.FT.

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.









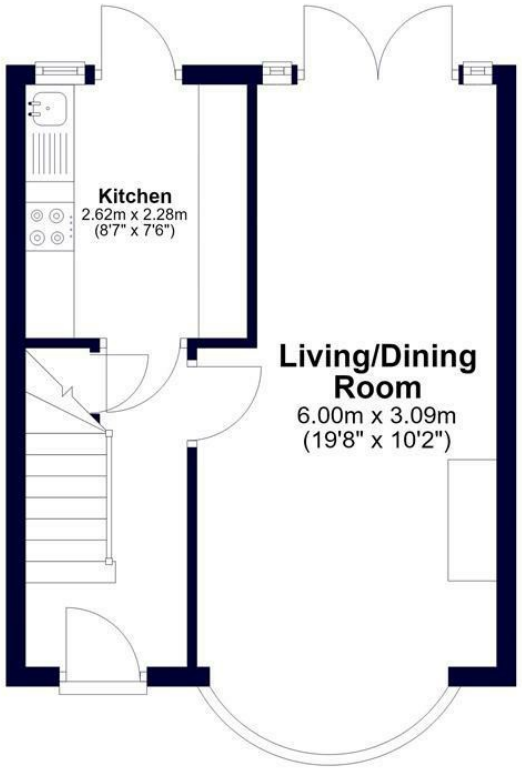






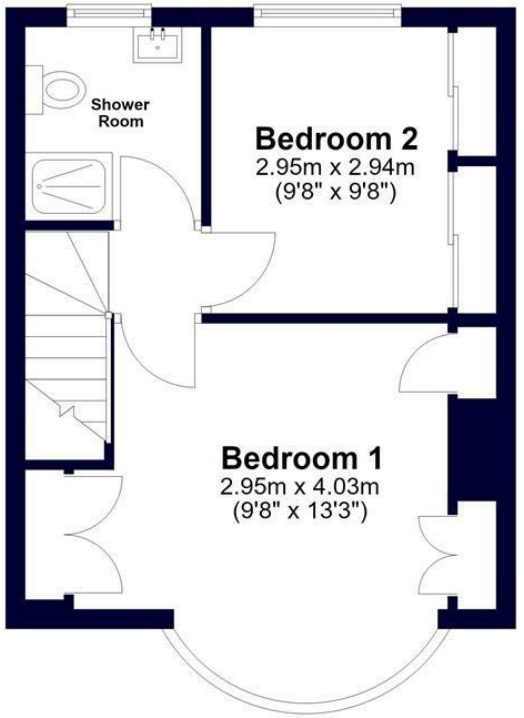
Ground Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.4 sq. feet)



Total area: approx. 59.1 sq. metres (636.6 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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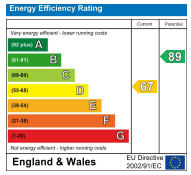

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection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