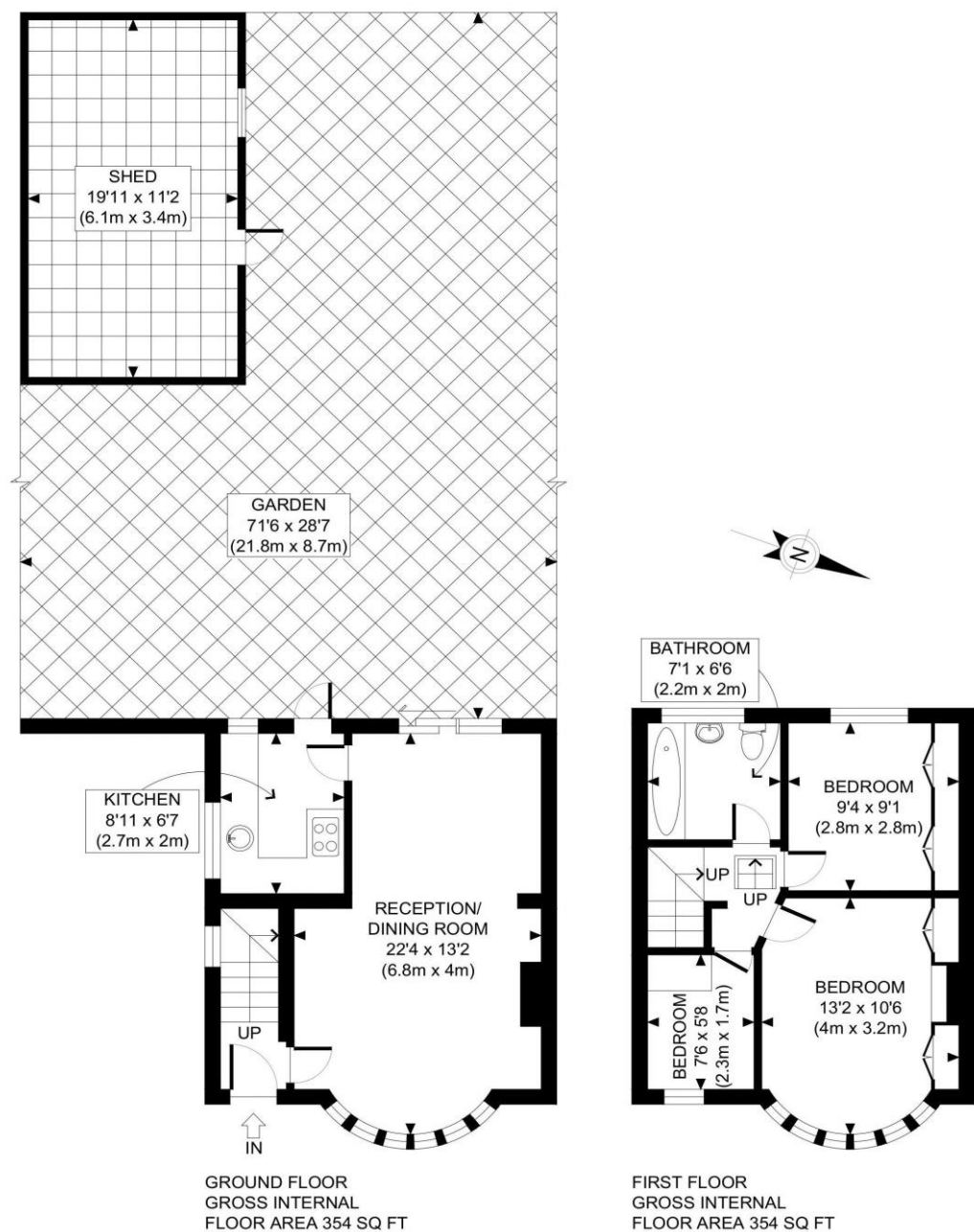


# The Floorplan...



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS  
ONE STOP SHOP FOR PROPERTY MARKETING

## More Details From...

**Call:** Brian Cox North Harrow: 020 3866 6640  
**Email:** [nhadmin@brian-cox.co.uk](mailto:nhadmin@brian-cox.co.uk)  
**Web:** [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0203 866 6640  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox offer to the market this well presented three bedroom end terraced property in lovely condition The property is located on the quiet Lynmouth Drive and briefly comprises accommodation: Entrance hallway, spacious lounge/dining room, fitted kitchen, three good sized bedrooms and family bathroom with a separate WC. Further benefits include gas central heating, double glazing, own drive and a delightful 75ft rear garden. There is also huge potential to extend this property subject to planning permission and has the benefit of no upper chain.. Call now so you do not miss out!



£550,000  
 Freehold

Lynmouth Drive, Ruislip HA4 9BY

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.





## In Brief...

- Three bedrooms
- End of Terrace
- Short walk to Ruislip Gardens Station
- Freehold
- Gas central heating & Double glazing
- Off street parking
- No Upper Chain

## The Location...

### Nearest Stations ...

Ruislip Gardens Station (0.2 miles)  
South Ruislip Station (0.8 miles)  
Ruislip Station (0.8 miles)

Ruislip is an area in the London Borough of Hillingdon in West London. Evelyn Avenue is situated in North Ruislip which is close to Pinn Meadows and Ruislip Woods. The property is within close proximity to Ruislip High street which offers shops, restaurants and Ruislip Train station. There is also local buses you can get from Ruislip High street which include 278, 331, E7 and H13 which offers access to Ruislip Lido, Ealing, Hayes and Uxbridge. There are many local schools in the area with good Ofsted reports these include Coteford Junior School, Warrender Primary School, Grangewood School, Haydon School and Pinner High School.