



Hillcroft Crescent, Ruislip, HA4 9HL
£750,000



A rare opportunity to acquire this well-appointed three-bedroom semi-detached family home, ideally positioned on Hillcroft Crescent. Offering bright and spacious accommodation throughout, the property also benefits from a garage, generous off-street parking and a beautifully sized rear garden, providing exceptional potential to extend and enhance further, subject to the usual planning permissions.

Perfectly placed just moments from highly regarded schools, local shops, Ruislip High Street, transport links and a selection of picturesque parks and open spaces, this outstanding home combines peaceful family living with everyday convenience. Properties in this prime location are rarely available, making this an opportunity not to be missed.



ENTRANCE HALL

Front door, front aspect double glazed leaded light frosted glass windows, radiator, coved ceiling, storage cupboard, stairs to first floor landing.

LIVING ROOM

Rear aspect double glazed door to garden, coved ceiling, radiator

DINING ROOM

Front aspect double glazed leaded light bay window, radiator, coved ceiling, feature fireplace

WET ROOM

Side aspect double glazed frosted glass window, part tiled walls, low level w/c, standing wall mounted power shower, radiator, wall mounted wash hand basin.

KITCHEN

Side aspect double glazed window, rear aspect double glazed door to garden, tiled flooring, radiator, stainless steel sink with drainer, downlighting, a range of base and eye level units, four ring induction hob, integrated oven, room for various kitchen appliances.

FIRST FLOOR LANDING

Side aspect double glazed leaded light window, coved ceiling, access to loft hatch.

BEDROOM ONE

Front aspect double glazed leaded light window, coved ceiling, radiator, built in wardrobes

BEDROOM TWO

Rear aspect double glazed windows, coved ceiling, built in wardrobes, radiator

FAMILY BATHROOM

Rear aspect double glazed frosted glass window, tiled walls, tiled flooring, pedestal wash hand basin, panel enclosed bath, radiator, low level w/c, standing shower cubicle with wall mounted shower, downlighting.

BEDROOM THREE

Front aspect double glazed leaded light bay window, coved ceiling, radiator.

REAR GARDEN

Patio Area, mainly laid to lawn, panel enclosed fence

GARAGE

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,500.01

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

DISTANCE TO STATIONS

Eastcote (0.7 Miles) - Metropolitan and Piccadilly line
South Ruislip (0.8 Miles) - Central and Chiltern Line



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



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