

# Leaholme Way

Ruislip • Middlesex • HA4 7RA  
Asking Price: £485,000



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Set in the highly sought-after Leaholme Way, this beautifully presented two-bedroom home offers modern living across two spacious floors. The ground floor features a bright and generous extended living / dining room with direct access to the garden, and a well-equipped new kitchen to the front of the property. Upstairs, you'll find two comfortable bedrooms, a spacious main bedroom and a second bedroom, along with a recently renovated contemporary shower room. This charming property combines style and practicality in a convenient, desirable location close to local amenities, immediate local transport accessibility, and schools within a short 5 minute walk.

TWO BEDROOM

TERRACED

MODERN KITCHEN

EXTENDED

MODERN BATHROOM

PRIVATE GARDEN

SOUGHT AFTER LOCATION

GARAGE

OFF STREET PARKING

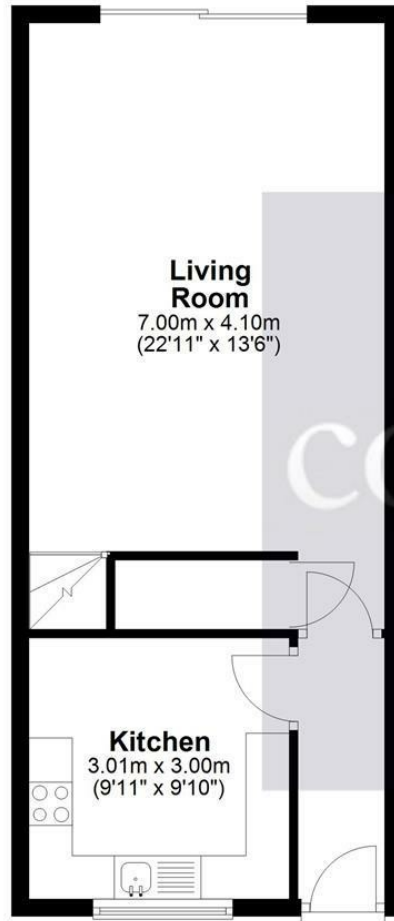
779 SQ FT

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.

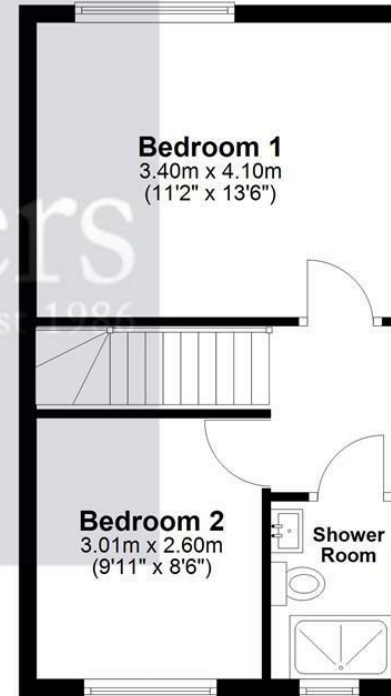




## Ground Floor



## First Floor



Total area: approx. 72.4 sq. metres (779.7 sq. feet)

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 error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Plan produced using PlanUp. □

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		

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.