

Windmill Hill

Ruislip • Middlesex • HA4 8QE
Offers In Excess Of: £425,000



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New to the market and offered with no onward chain, this two-bedroom cluster home represents a fantastic opportunity in the highly sought-after Windmill Hill area. Ideally positioned with vibrant local shops, charming cafés, and convenient transport links right on your doorstep, the property offers tremendous potential in an unbeatable location. Features include a spacious dedicated garden area nearby and a flexible layout ready for its next owner. Perfect for an investor looking for a high-demand rental or a buyer seeking a well-located home with real potential, early viewing is highly recommended.

CHAIN FREE

TWO BEDROOM

DOWNSTAIRS WC

FAMILY BATHROOM

SOUGHT AFTER LOCATION

PRIVATE GARDEN

IN NEED OF MODERNISATION

ALLOCATED PARKING

CLOSE PROXIMITY TO SHOPS AND STATION

915 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.





Property Floor Plans: Combined Views

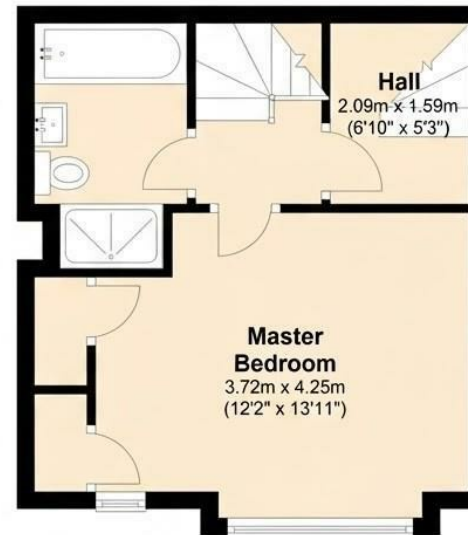
Ground Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.3 sq. feet)



Total area: approx. 82.0 sq. metres (882.1 sq. feet)

Second Floor - Approx. 19.4 sq. metres



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Below 35 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.