



Sharps Lane, Ruislip, HA4 7JD
£4,500 Per Month



A great sized five bedroom detached family home which is presented to the market in excellent condition. A superb location, just a few minutes walk to Ruislip High Street and the Metropolitan/Piccadilly Line Station and West Ruislip Station is also within easy walking distance (Central and Chiltern Line - 15 minutes to Marylebone). The A40 is also close by providing access to the M25 and M40. This well proportioned property briefly comprises : five bedrooms, three bathrooms, downstairs WC, stunning and contemporary kitchen/breakfast room and two further receptions. The property benefits include : double glazing, gas central heating, generous sized hall & landing areas, well maintained rear garden, garage via own drive, off street parking and many other features. An internal inspection is thoroughly recommended to appreciate the size and quality on offer.



Approximate total area⁽¹⁾
2906.95 ft²

Reduced headroom
81.75 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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

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