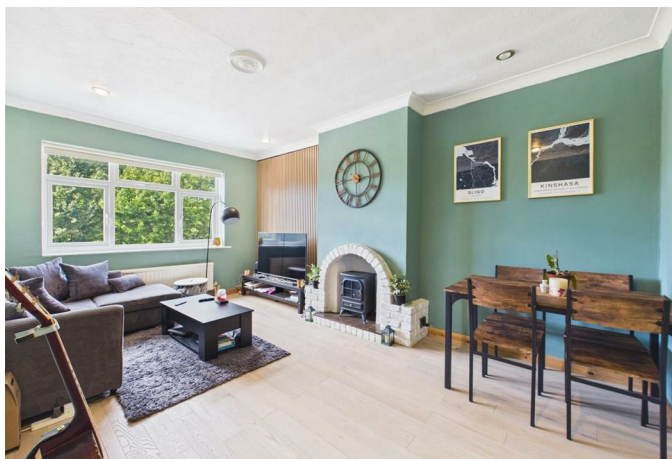




Shenley Avenue, Ruislip, HA4 6BP  
£365,000



We are delighted to present to the market this spacious first floor maisonette with a private patio area to the rear. Situated in a highly convenient and desirable road, this property briefly comprises: Spacious and bright living/dining room, good size fitted kitchen and a four piece modern bathroom suite. Other benefits include, TWO DOUBLE BEDROOMS, double glazing, gas central heating, entrance porch and a long lease. This beautiful property is positioned on the doorstep of Ruislip Manor High Street offering a range of local amenities and eateries as well as Shenley Park being just opposite, which is great for an evening stroll or spending time with the family. This most desirable property is conveniently situated for Ruislip and Ruislip Manors extensive High Streets. The property is ideal for first time buyers and investors alike seeking well proportioned accommodation in a convenient and sought after location. Ruislip Manor and Ruislip High Street's shops and transport links are a few minutes walk away with the A40/M40/M25 close by providing swift and easy access into Central London and the surrounding Home Counties. For families, the property comes into the catchment of many highly regarded schools.



## ENTRANCE PORCH

Front aspect double glazed entrance door, front aspect double glazed windows, tiled flooring, radiator, door to:

## HALLWAY

Front aspect entrance door, laminate effect flooring, coved ceiling, radiator, downlighting, hatch to loft space, doors to:

## LIVING/DINING ROOM

Rear aspect double glazed window, laminate effect flooring, coved ceiling, downlighting.

## KITCHEN

Side aspect double glazed window, tiled flooring, part tiled walls, downlighting, a range of base and eye level units, stainless steel sink with drainer, space for washing machine, integrated

appliances including oven with four gas hob rings and extractor hood, fridge and freezer.

## BEDROOM ONE

Front aspect double glazed window, radiator.

## BEDROOM TWO

Rear aspect double glazed window, radiator, coved ceiling, built in wardrobes.

## BATHROOM

Side aspect double glazed frosted windows, tiled flooring, tiled walls, downlighting, tiled enclosed bath with shower attachment and mixer taps, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

## FRONT

Stairs to entrance door.

## REAR

Seating area.

## LEASE

169 years remaining.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS

BEFORE EXCHANGE OF CONTRACTS.

## OUTGOINGS

TBC

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

## COUNCIL TAX

London Borough of Hillingdon - Band C - £1,818.19

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## DISTANCE TO STATIONS

Ruislip Manor (0.2 Miles) - Metropolitan/Piccadilly  
Ruislip (0.5 Miles) - Metropolitan/Piccadilly  
Ruislip Gardens (0.8 Miles) - Central Line



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	75
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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