

Elmbridge Drive

Ruislip • Middlesex • HA4 7UU
Guide Price: £675,000



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est 1986

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Situated on Elmbridge Drive in Ruislip, this well presented three bedroom semi detached home offers bright and versatile living space ideal for families. The ground floor comprises a welcoming entrance hall, a spacious front aspect living room, and a generous kitchen and dining room to the rear leading through to a light filled conservatory overlooking the garden.

Upstairs provides three well balanced bedrooms and a family bathroom. Externally, the property benefits from off street parking to the front and a good sized rear garden, perfect for outdoor entertaining, children's play or relaxing, all conveniently located for local shops, schools and transport links.

Semi detached

Three bedrooms

Living room

Kitchen/ Dining room

Conservatory

family bathroom

Garden

Off street parking

Desirable location

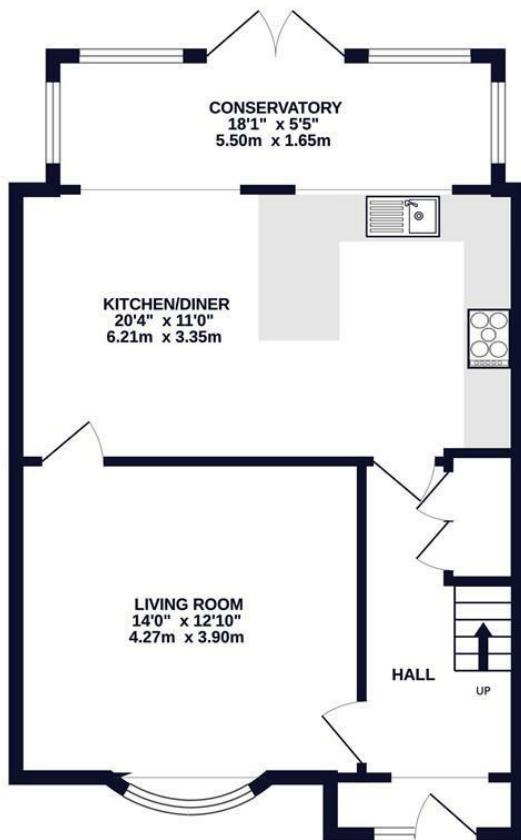
Viewing recommended

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.

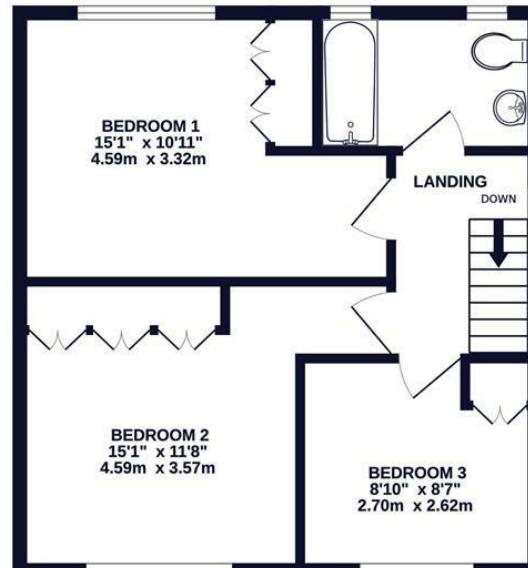




GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014/15 A	A
2014/15 B	B
2014/15 C	C
2014/15 D	D
2014/15 E	E
2014/15 F	F
2014/15 G	G
All energy efficient - higher running costs	
EU Directive 2002/91/EC	71 76

TOTAL FLOOR AREA: 1078 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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