

# Hill Lane

Ruislip • Middlesex • HA4 7JW

Asking Price: £390,000



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This charming first floor maisonette on Hill Lane offers a thoughtfully designed living space perfect for modern lifestyles. The heart of the home is a spacious living room that enjoys an abundance of natural light, complemented by a separate, well-appointed kitchen featuring ample workspace. Both bedrooms are generous doubles, with the primary bedroom offering impressive proportions, all served by a family bathroom. Outside, the property benefits from its own private garden, providing a secluded outdoor retreat that is a rare find for a first floor residence. Additionally, the home includes a separate external store room, offering invaluable extra space for bicycles or seasonal storage. Situated in a popular location, this property combines the privacy of a maisonette with the practical comforts of a traditional home.

TWO BEDROOM

FIRST FLOOR

MAISONETTE

CHAIN FREE

SPACIOUS

PRIVATE GARDEN

OUTDOOR SPACE

SOUGHT AFTER LOCATION

GREAT OPPORTUNITY

659 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.





## First Floor

Approx. 61.3 sq. metres (659.5 sq. feet)  
(excluding Store Room)



Total area: approx. 61.3 sq. metres (659.5 sq. feet)

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

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