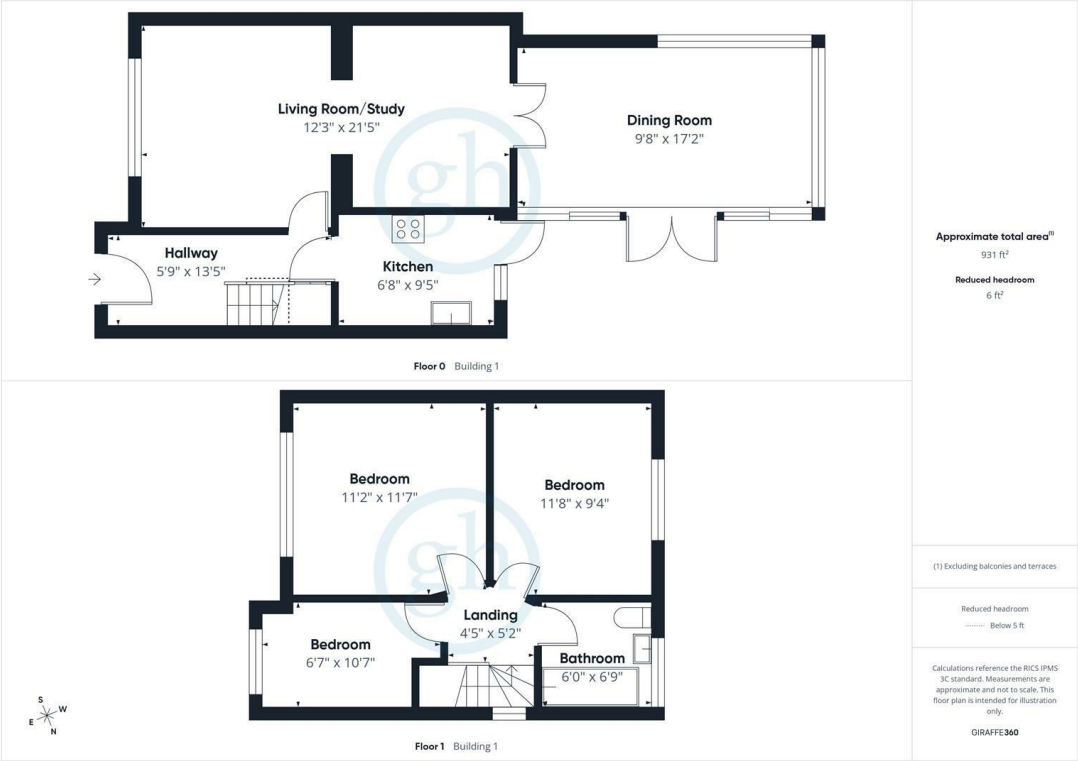




Heathfield Rise, Ruislip, HA4 7NE
£2,250

This well-presented three-bedroom semi-detached family home is situated in a highly sought-after Ruislip location. The property briefly comprises an entrance hallway, a kitchen with fitted appliances, and a spacious living room, along with a second reception room leading into a conservatory overlooking the private rear garden. To the first floor are three well-proportioned bedrooms and a modern shower room. Further benefits include gas central heating, double glazing, a well-maintained, low-maintenance rear garden, as well as a private driveway providing off-street parking and a garage. Set on this popular residential road, the property is ideally positioned within walking distance of Ruislip High Street, Bishop Winnington Ingram C of E Primary and Nursery School, and a GP surgery. Ruislip station provides access to the Metropolitan and Piccadilly lines, while West Ruislip station, a short walk away, serves the Chiltern Main Line and Central line. For motorists, the A40 and M25 are easily accessible, offering convenient links to the Home Counties.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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