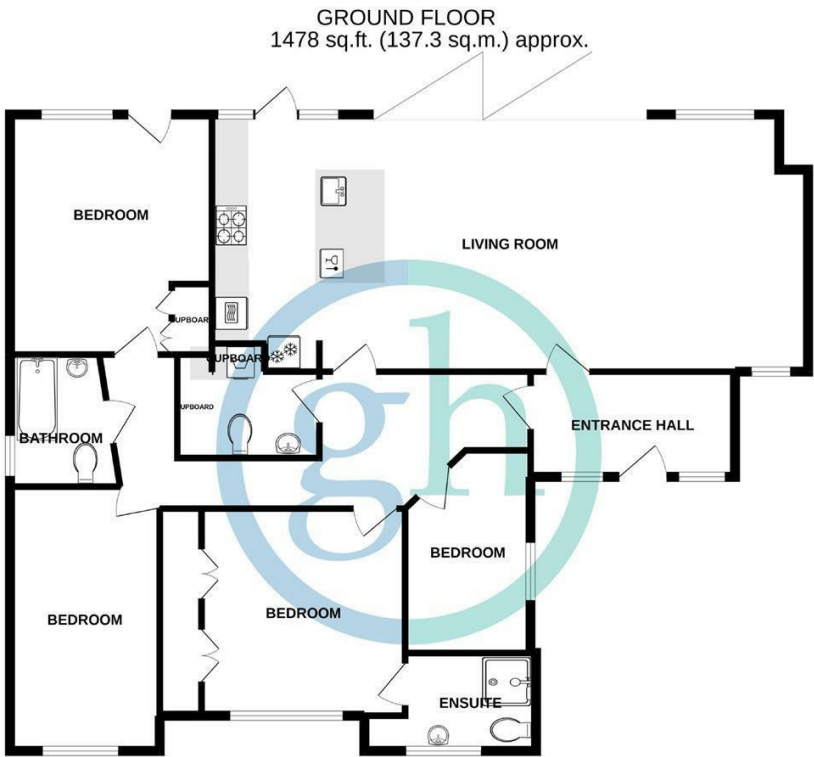




Howletts Lane, HA4 7RZ  
£3,450 Per Month



Set on one of Ruislip's premier residential roads, this beautifully presented detached bungalow offers spacious and versatile accommodation throughout. The property comprises four generous double bedrooms, including a principal bedroom with en-suite, a modern family bathroom, and a superb open-plan living area. Further benefits include double glazing, gas central heating, a welcoming entrance hall, a beautifully landscaped rear garden, and off-street parking for four vehicles. Ideally located within walking distance from Ruislip High Street, the property is within easy reach of a wide range of shops, cafés and restaurants. Excellent transport links are available via Ruislip Station (Metropolitan and Piccadilly lines) and West Ruislip Station (Central line and Chiltern Railways), while the nearby A40 provides convenient access to Central London and the Home Counties.



TOTAL FLOOR AREA: 1478 sq ft. (137.3 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.  
Made with lettings 12/2022

| 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>                            | 71                      | 77        |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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