

# Woodside Close

Ruislip • Middlesex • HA4 7BH  
Offers In Excess Of: £700,000



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Situated in a quiet and sought-after cul-de-sac, this well-presented two-bedroom detached bungalow offers comfortable and versatile living accommodation, ideal for a range of buyers. The property features a spacious living and dining area, a well-appointed kitchen, and two generously sized bedrooms, including a principal bedroom with en-suite facilities. A separate shower room adds further convenience. Externally, the home benefits from off-street parking, a garage, and a delightful summer house, perfect for additional storage, hobbies, or relaxation. Offering a wonderful blend of privacy and practicality in a tranquil setting, this charming bungalow is not to be missed.

2 BEDROOM BUNGALOW

DETACHED

LARGE RECEPTION ROOM

EN SUITE

GARAGE

LARGE PRIVATE GARDEN

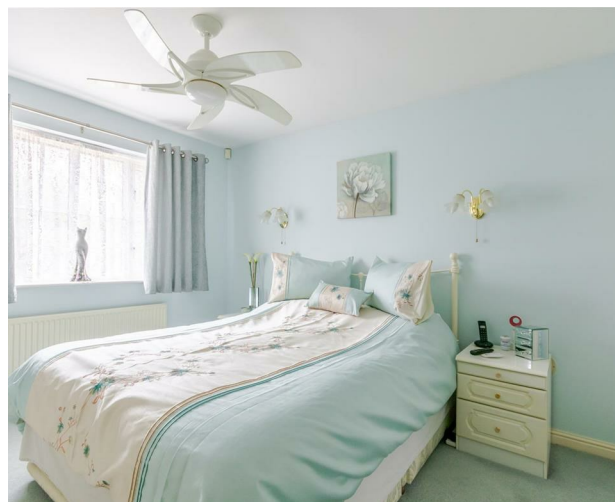
CUL DE SAC

ACCESS TO LOCAL TRANSPORT

POTENTIAL TO EXTEND STPP

OFF STREET PARKING

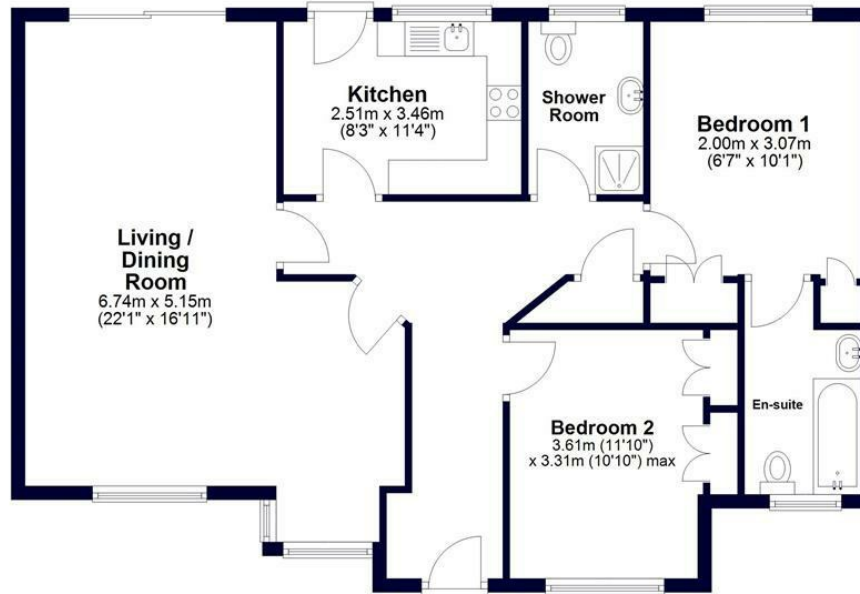
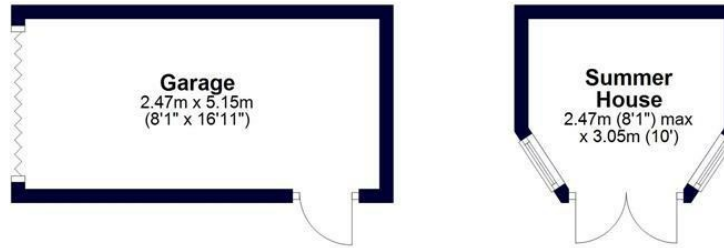
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Ground Floor

Approx. 93.1 sq. metres (1001.6 sq. feet)  
(excluding Garage, Summer House)



Total area: approx. 93.1 sq. metres (1001.6 sq. feet)



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

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.