

Croft Gardens

Ruislip • Middlesex • HA4 8EY

Asking Price: £1,000,000



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A commanding four bedroom, corner plot detached residence situated in one of Ruislip`s premier roads, just a stones throw away from the High Street. This property consists of three downstairs reception rooms, large kitchen, downstairs bathroom, utility room, four good sized bedrooms and a contemporary family bathroom. Other benefits include large front & rear gardens, gas central heating and double glazing.

Detached Home

Four bedrooms

Two bathrooms

Three receptions

Large corner plot

Potential to extend (STPP)

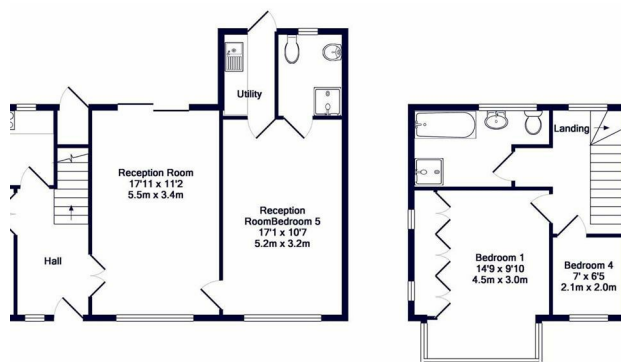
Walking distance to Ruislip High Street

Quiet Road

Chain free

1,390 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.



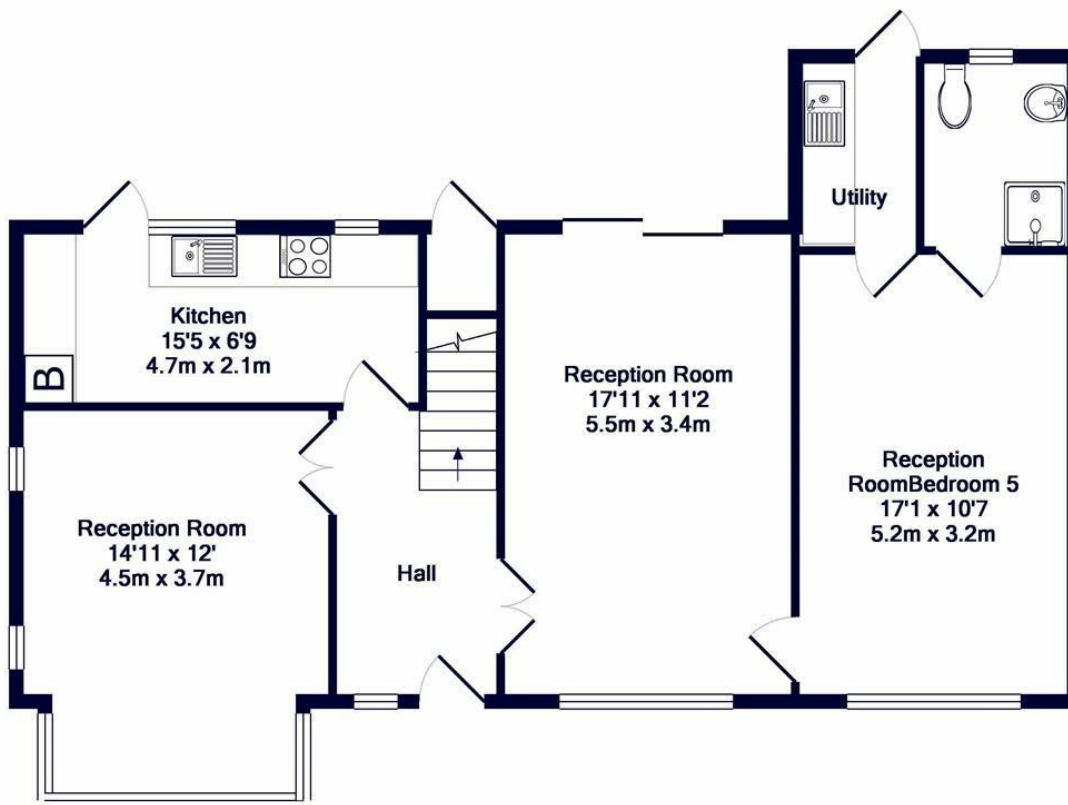
GROUND FLOOR
APPROX. FLOOR
AREA 824 SQ.FT.
(76.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.8 SQ.M.)

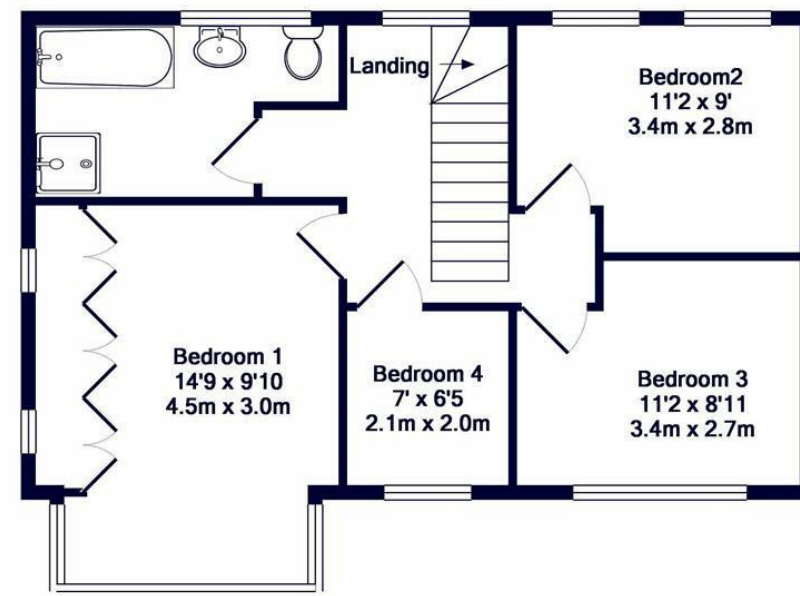
TOTAL APPROX. FLOOR AREA 1390 SQ.FT. (129.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 is given as to their operability or efficiency can be given.

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APPROX. FLOOR
AREA 824 SQ.FT.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EPC Standard 2008/1813		

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.