



Flemming Avenue, Middlesex, HA4 9LE





gibsonhoney

We are delighted to be appointed sole agents for this wonderful home. Set in this peaceful location this immaculate property briefly comprises: Two double bedrooms, 18' lounge, kitchen/breakfast room and modern family bathroom. The property benefits include: En suite shower room, double glazing, gas central heating, allocated parking and private rear garden. Available approximately start of September and unfurnished. An internal inspection is highly recommended. Set approximately 10 minutes walk from both Ruislip Manor and Eastcote's bustling High Streets it provides an ideal location for the commuter.



## Full Description

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92 High Street, Ruislip, Middlesex, HA4 8LS

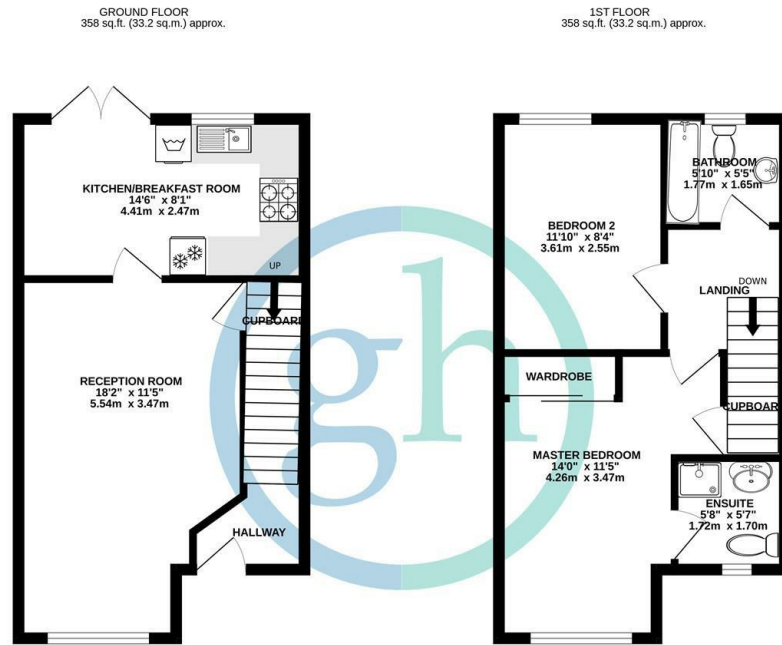
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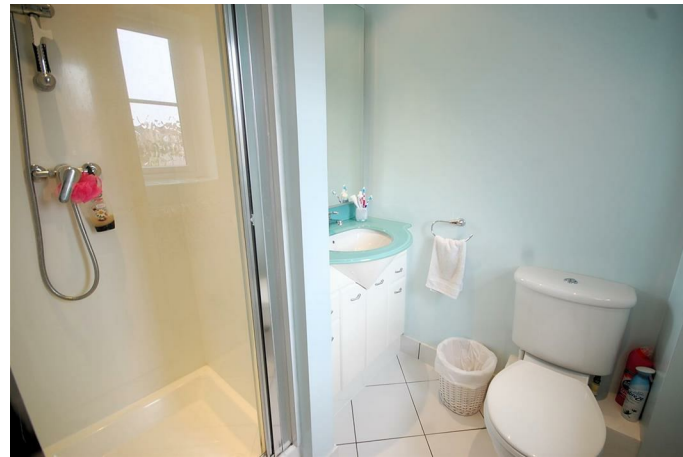


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TOTAL FLOOR AREA: 715 sq.ft. (66.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(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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