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Carmichael Close, Ruislip, HA4 6LQ  
£400,000

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**£400,000**

- Two Double Bedroom Apartment
- Private Outside Space
- Allocated Parking
- Stylish Interior Throughout
- Close to Highly Regarded Schools
- Ground Floor
- Moments from Ruislip Gardens Station
- 748 Sq Ft / 69.5 Sq M
- Short Drive to A40/M25/M4
- Long Lease

## Description

This delightful ground-floor property presents an excellent opportunity for those seeking a comfortable and well-maintained home. The property is presented in good condition throughout, creating a welcoming atmosphere from the moment you step inside.

Upon entry, you are greeted by a functional and stylish fitted kitchen. The bright and airy reception room offers a pleasant living space, filled with natural light and enhanced by double doors from the bedroom that open directly onto the outside space, creating a lovely indoor-outdoor feel. This feature not only adds to the sense of space but also allows plenty of natural light to flow through the property.

There are two well-proportioned bedrooms, both with soundproofing (walls and ceilings) and double-glazed windows, and a modern bathroom, all finished to a good standard.

## Situation

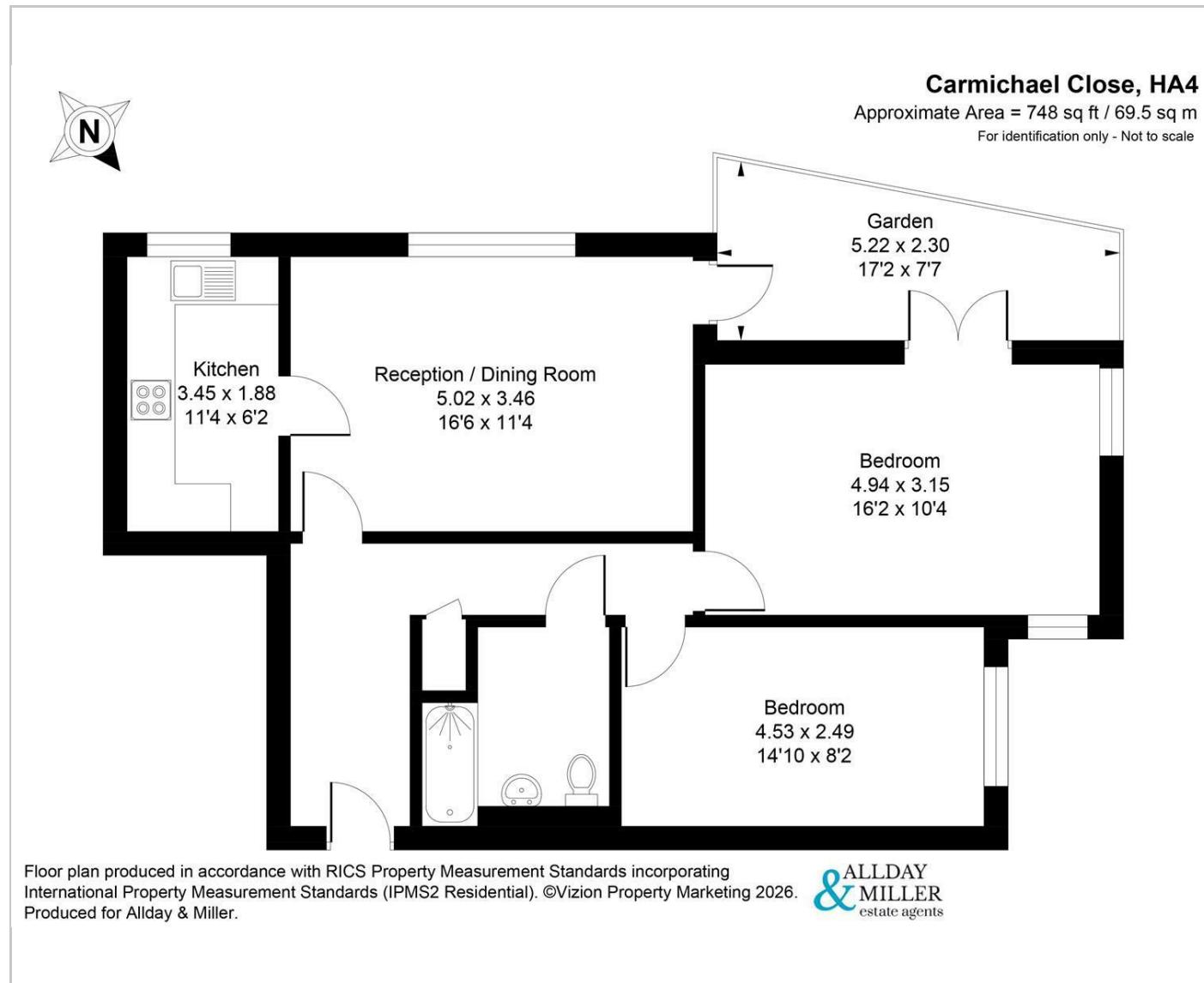
The property is located within the catchment area for Ruislip High School (Ofsted Outstanding), which is just a short walk away. The surrounding area offers excellent access to green spaces, including Bridgewater Road Fields directly behind the complex and New Pond Playing Fields nearby ideal for walks, children's activities, and outdoor living.

Carmichael Close is well positioned for amenities of South Ruislip, Ruislip Manor and Eastcote. Local transport links are available from nearby Ruislip Gardens train station offering the Central lines into London. The location is highly commuter-friendly, with Ruislip Gardens Station less than a 10-minute walk away, providing straightforward access into Central London. Ruislip Manor station is a short drive or stroll away and is useful for the Metropolitan/Piccadilly line providing reliable links into the City. For the motorist the A40/M25 is a short drive away.

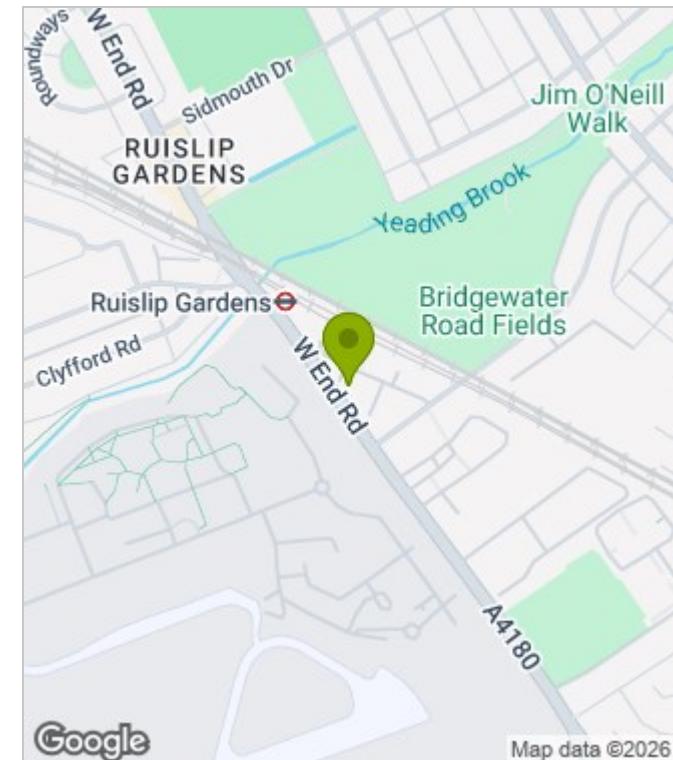
A short drive provides access to a range of local amenities, supermarkets, and essential services, making daily life easy and practical. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including St Swithun Wells, Ruislip High, Newnham Primary and Queensmead Secondary school.



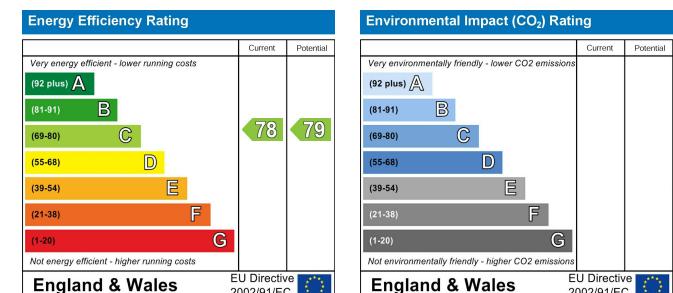
## Floor Plans



## Area Map



## Energy Performance Graph



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