



Reservoir Road, Ruislip, HA4 7TU  
£715,000



NO UPPER CHAIN. We are pleased to present to the market this well proportioned four bedroom semi-detached home situated in North Ruislip. This property briefly comprises; Through lounge, fitted kitchen, study room, downstairs bedroom, downstairs shower room, three further good size bedrooms and bathroom suite. The property benefits from an entrance porch, off street parking, garage to the rear and a private garden. Ruislip's bustling High Street is only a short distance away which offers a wide variety of enticing shops and restaurants to include Waitrose Supermarket, Granero Lounge, Pizza Express and numerous coffee bars. There is also a service station at the end of the road that includes an M&S store and a cash machine. There is a bus service a few minutes walk away and the Metropolitan/Piccadilly Line Station at Ruislip offers a swift and regular service into Central London and The City. Ruislip Lido is a stones throw away and offers fun for all the family and a stunning scenic route. The property is also ideally situated for the highly regarded Whiteheath primary school.



## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,500.01

West Ruislip - (2.2 Miles) - Central

Northwood Hills - (2.2 Miles) - Metropolitan/Piccadilly

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS  
BEFORE EXCHANGE OF CONTRACTS.

## DISTANCE TO STATIONS

Ruislip Station- (2.1 Miles) - Metropolitan/Piccadilly



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BASEMENT  
170 sq.ft. (15.8 sq.m.) approx.



GROUND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 1669 sq.ft. (155.1 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.  
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### 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>                            |                         |           |
| (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 |                         |           |
|                                             | 70                      | 83        |
| England & Wales                             | EU Directive 2002/91/EC |           |



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