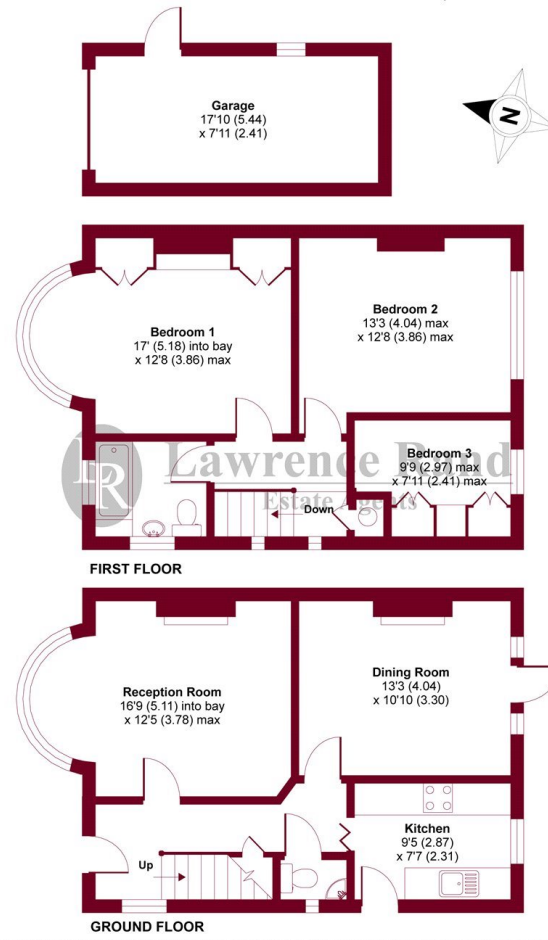


Ferncroft Avenue, Ruislip, HA4

APPROX. GROSS INTERNAL FLOOR AREA 1158 SQ FT 107.5 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. Always check the details before agreeing to purchase. This includes checking on the existence of relevant permissions. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings/Sketches/Plans - This representation is provided for general guidance and is not to scale.

Ferncroft Avenue Ruislip



Lawrence Rand
Estate Agents





Ferncroft Avenue
Ruislip
£1,800 per month

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	60	

England, Scotland & Wales EU Directive 2002/91/EC

Key features

- Three Bedrooms
- Semi-Detached House
- Off Street Parking
- Garage
- Long Let
- Excellent Location

Property details

This three bedroom semi-detached house offers a wealth of living space for an established or growing family.

This family home offers a large reception room which has a lovely, large bay window, a pretty fitted kitchen sized dining room or second family room, with French doors that open out on to the garden.

On the first floor you have three bedrooms, two large doubles, one single bedroom and modern fitted, stylish bathroom. To the front of the property there is off street parking and also a generously sized garage.

Ferncroft Avenue is walking distance to either Eastcote or Ruislip Manor high street, which has an array of good shops and restaurants and also great transport links.



We are local people who support our local community. We have unrivalled expertise and knowledge of the surrounding area

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