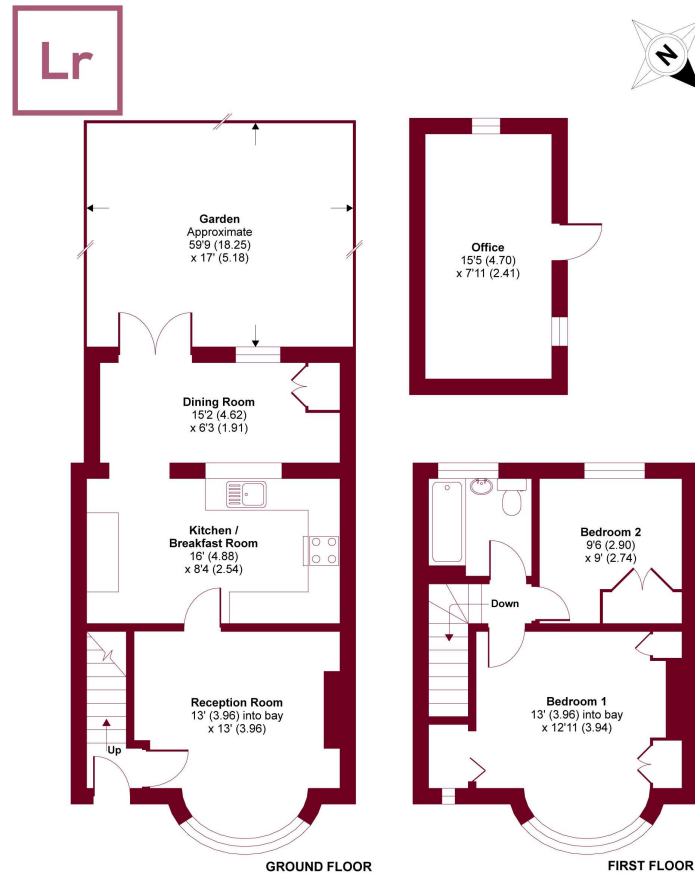


Hartland Drive, Ruislip, HA4

APPROX. GROSS INTERNAL FLOOR AREA 773 SQ FT 71.8 SQ METRES (EXCLUDES OFFICE)



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.

Hartland Drive Ruislip





Hartland Drive
Ruislip
£450,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-104)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	54	
(39-54)	F		
(21-38)	G		
(1-20)			80
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Key features

- Two bedroom terraced house
- Well presented
- Lounge
- Kitchen/diner
- Family bathroom
- Well maintained garden
- Outbuilding currently used as an office
- Off street parking
- Popular road

Property details

A well presented two bedroom extended terraced house set over two floors offering well-proportioned living accommodation. Located in a popular road just a short walk to shops and transport links.

The ground floor has a lobby area with stairs to the first floor. The light filled living room is decorated in soft neutral tones and has a large bay window and a feature fire place. The neatly appointed kitchen has wall and base units, ample work surfaces and space for appliances there is also space for a table and chairs and glass doors opening out to the garden.

Upstairs are two inviting double bedrooms both boasting fitted wardrobes. Completing the first floor is a fresh modern bathroom comprising of a bath with overhead shower a hand wash basin and a WC.

The rear garden is laid out with low maintenance in

mind. It has a decked area adjacent to the property and a grassed area bordered with shrubs and flowers. The property has an outbuilding which is currently being used as an office. The front is paved offering off street parking for two cars.

Hartland Drive is a tranquil tree lined residential road enjoying its setting close to the great amenities of South Ruislip and Eastcote including The Old Dairy Complex. With local transport links available (Central/main lines, Metropolitan/Piccadilly) For the motorist the A40/M25 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools within close proximity.



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

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