

Herlwyn Avenue  
Ruislip





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Ruislip  
£340,000

Energy Efficiency Rating		Current	Potential
Easiest 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			
England, Scotland & Wales		70	78
		EU Directive 2002/91/EC	

## Key features

- Two bedroom maisonette
- First floor
- Private entrance
- Modern fitted kitchen & bathroom
- Lounge
- Large private rear garden
- Just a short walk to shops & transport links



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

## Property details

In an ultra-convenient location this well presented two double bedroom first floor maisonette has been tastefully decorated in soft warm tones. Benefitting from its own private entrance and a large private rear garden. This property would be an ideal starter home or investment opportunity.

The property is entered via its own private entrance with stairs leading to a small landing area and a large storage cupboard. The lounge has a front aspect window with plenty of natural light flooring the room. There is space for a sofa as well as a table and chairs. The neatly appointed modern fitted kitchen has a range of high gloss wall and base units, a good run of work surfaces and space for appliances. A double glazed door provides direct access to a balcony with steps leading down to the rear garden.

Both the Master bedroom and second bedroom are doubles. The Master bedroom benefits from a built in bespoke storage cupboard. To complete this lovely property is a fresh fully tiled bathroom comprising of a three piece suite.

Ruislip High Street is only moments away which boasts a vast array of coffee shops, restaurants, and local supermarkets. There are also outstanding transport links provided by Ruislip bus and train station servicing the Metropolitan and Piccadilly lines and a large number of bus routes. For the motorist the A40 is only a short drive away and provides access into Central London and the surrounding Home Counties.

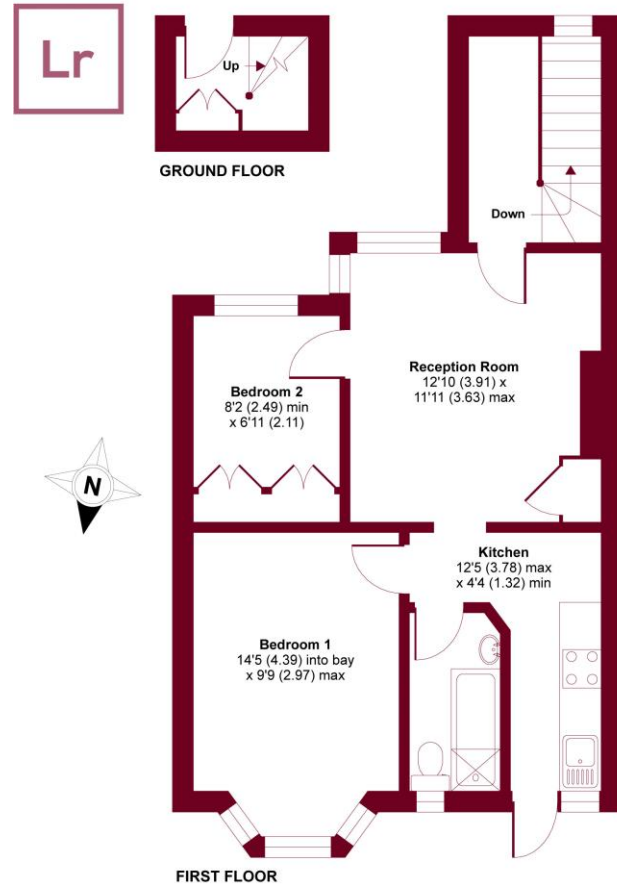
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# Floorplan

## Herlwyn Avenue, Ruislip, HA4

APPROX. GROSS INTERNAL FLOOR AREA 582 SQ FT 54 SQ METRES



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