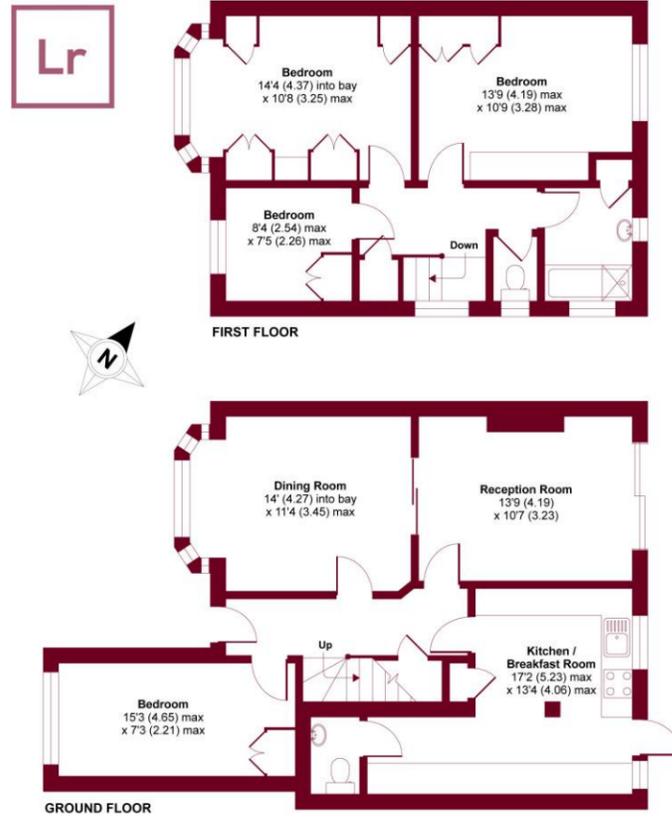


## Collins Drive, Ruislip, HA4

APPROX. GROSS INTERNAL FLOOR AREA 1239 SQ FT 115.1 SQ METRES



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.



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.

## Collins Drive Ruislip





Collins Drive  
Ruislip  
£630,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-104)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	45	76
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Key features

- Four bedroom detached house
- Kitchen/breakfast room
- Two reception rooms
- Downstairs guest cloakroom
- Family bathroom
- Well maintained garden
- Off street parking

## Property details

A substantial four bedroom two reception room detached house in good condition throughout, decorated in soft warm tones offering generously sized living accommodation over two floors. Located in a popular road close to some of the area's most sought after schools.

This lovely home briefly comprises of a welcoming entrance hallway with doors to all rooms. The front aspect dining room is bright with a large front aspect bay window and attractive wood flooring. Sliding doors divide the through room to two separate rooms if preferred. The rear facing living room has a brick built fire place and patio doors opening out to a well-manicured garden. The spacious kitchen/breakfast room has an array of eye level wall and base units along with plenty of work surfaces, a breakfast bar and a double glazed door providing direct access to the garden. Bedroom three is

located on the ground floor and could also be used as a childrens playroom. The ground floor benefits from a guest cloakroom.

To the first floor there are three excellent sized bedrooms; all with fitted wardrobes. Completing the first floor is a fresh family bathroom and a separate wc.

The well maintained garden has a decked area adjacent to the property and a lawn bordered with flower beds and shrubs as well as a decked area to the rear of the garden and a wooden storage shed. The neat frontage is paved and provides off street parking as well as a small lawned area.

Collins Drive is a quiet residential road in close proximity to Eastcote's multiple shopping and transport facilities including the Metropolitan,



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

01895 632211  
lawrence-rand.co.uk

