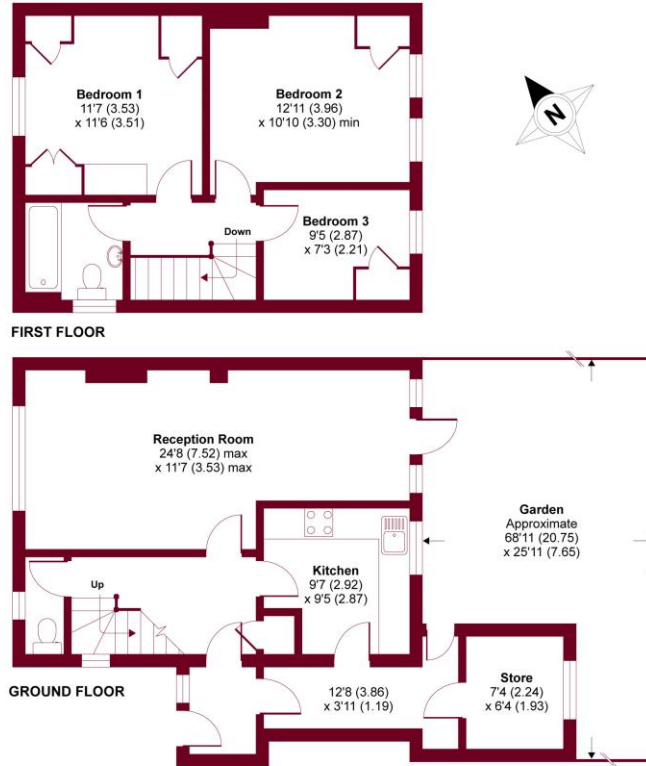


Long Drive, Ruislip, HA4 0HS

APPROX. GROSS INTERNAL FLOOR AREA 1074 SQ FT 99.7 SQ METRES

Lr



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.

Long Drive Ruislip

Lr





Long Drive
Ruislip
£475,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Key features

- Three bedroom semi detached family house
- Spacious through lounge/dining room
- Guest cloakroom
- Separate kitchen
- Large rear garden
- Close to sought after schools

Property details

A substantial three bedroom semi detached family home set in a popular road close to some of the areas sought after schools including St Swithun Wells, Deanesfield and Queensmead.

The property is entered via an enclosed porch with storage. Once inside the hallway stairs lead to the first floor and doors to the guest cloakroom, the kitchen and through lounge/dining room. Decorated in warm tones, with contrasting soft furnishings the lounge/dining room is spacious and light filled and has attractive wood flooring throughout, a brick built fireplace, a front aspect window as well as a glass door opening out to the garden. The separate kitchen has wall and base units, a good run of work surfaces and space for appliances.

Rising to the first floor there are three comfortable bedrooms all benefitting from fitted cupboards, A

fresh fully tiled new bathroom suite completes the first floor.

Outside the secluded rear garden has a paved patio adjacent to the property, with a large lawned area and pathway.

Long Drive is perfectly positioned just moments from the areas shopping and transport facilities, with Eastcote and South Ruislip tube stations in close proximity servicing both the Metropolitan/Piccadilly and the Central/Main Line.

For the motorist the A40/M25 is not too far away providing swift access into Central London and the surrounding Home Counties.



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