

Howletts Lane
Ruislip, HA4

Asking Price: £750,000

KEARNS
RESIDENTIAL



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- Potential to Extend S.T.P.P
- Detached Bungalow
- Master Bedroom with fitted wardrobes and En- Suite
- Three Double Bedrooms
- Spacious Reception Room
- Dining Room
- Large Private Rear Garden
- Driveway and Garage

Set in a popular area of North Ruislip, is this three double bedroom detached bungalow which boasts spacious accommodation throughout. The property offers excellent scope to extend further s.t.p.p. and is situated close to several well regarded schools including Whiteheath Infant & Junior, and Bishop Winnington Ingram C of E School.

The chalet bungalow is set in a tree-lined road situated just moments from Ruislip, Ruislip Manor and West Ruislip's amenities, which offer a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan and Piccadilly Lines at nearby stations, which provide a frequent service into the heart of London.

The property offers excellent accommodation comprising of a welcoming entrance hallway, a spacious front aspect reception room which is open to the rear aspect dining room, with doors opening onto the rear garden. Completing the ground floor







Important Information
Local Authority: London Borough Of Hillingdon
Council Tax: F
Lease Term: Freehold
Ground Rent:
Service Charge:

Disclaimer
This brochure, and the description and measurements herein, do not form part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications were taken from plans which were correct at the time of print. All plans contained within this brochure are not to scale. Room dimensions contained within this brochure were taken off plans in metric and are subject to tolerances of +/-150mm. Imperial measurements are for guidance purposes only. The information & imagery contained within this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Details correct at time of print. All images remain the property of Kearns Residential.

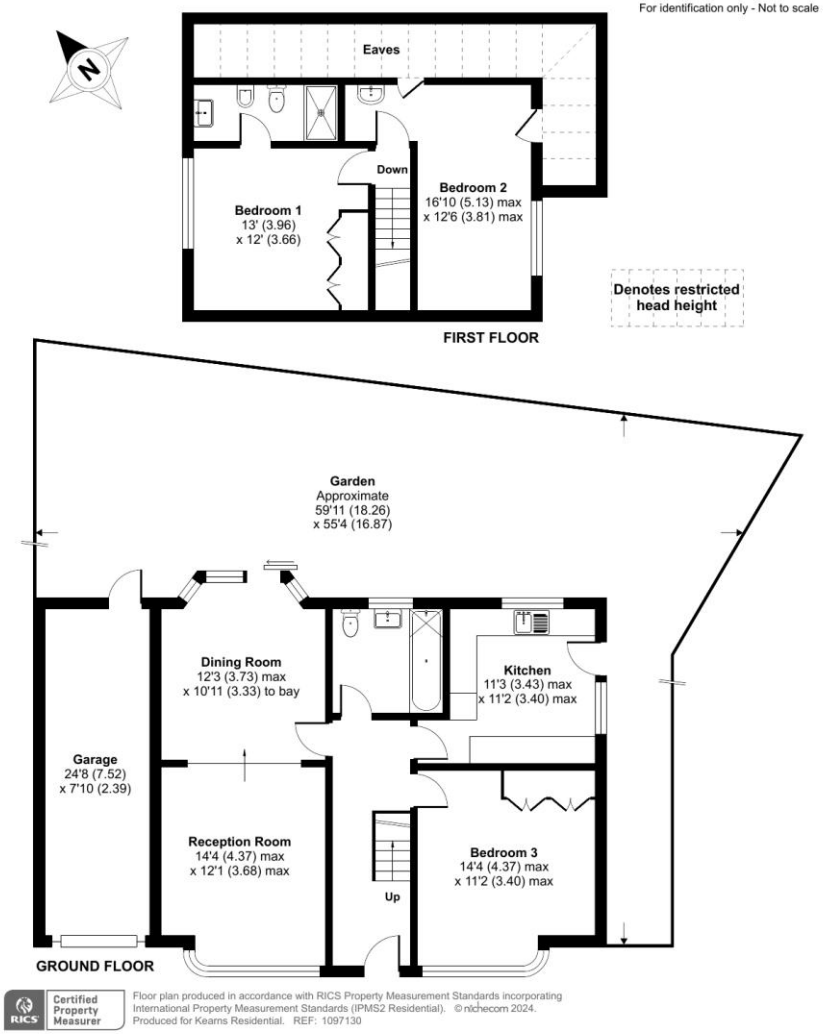




Floor Plan

Howletts Lane, Ruislip, HA4

Approximate Area = 1283 sq ft / 119.2 sq m
Limited Use Area(s) = 171 sq ft / 15.9 sq m
Garage = 191 sq ft / 17.7 sq m
Total = 1645 sq ft / 152.8 sq m
For identification only - Not to scale



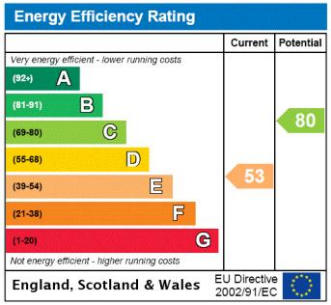
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Kearns Residential. REF: 1097130

Area Map



Energy Performance Graph



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