

West End Road

Ruislip, HA4

Asking Price: £320,000

KEARNS
RESIDENTIAL







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Ruislip, HA4
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- First floor two-bedroom maisonette
- Large private rear garden
- Walking distance to Ruislip Station
- 578 sq. ft
- Chain free
- No service charge or ground rent
- 162 years left on lease
- Brand new boiler

Situated in a popular residential location, this well-presented two-bedroom first floor maisonette offers bright, spacious accommodation throughout and benefits from a substantial private rear garden. Ideal for first-time buyers, downsizers or investors, the property combines practical living space with excellent outdoor space.

The accommodation has its own entrance via an external staircase leading to a central hallway providing access to all principal rooms. The generous reception room is filled with natural light and offers ample space for both relaxing and dining.

The modern fitted kitchen enjoys a range of wall and base units with work surfaces, integrated cooking facilities, and views over the rear garden.

There are two well-proportioned bedrooms, both offering comfortable accommodation, while the contemporary family bathroom is fitted with a white suite including bath with shower over, wash hand basin and WC.

Externally, one of the property's standout features is the impressive private rear garden extending to approximately 50ft, providing excellent space for entertaining, gardening or family enjoyment.

Ideally situated within walking distance of Ruislip Station (Metropolitan & Piccadilly lines) and Ruislip Gardens (Central Line), the property enjoys excellent transport connections into Central London and beyond.





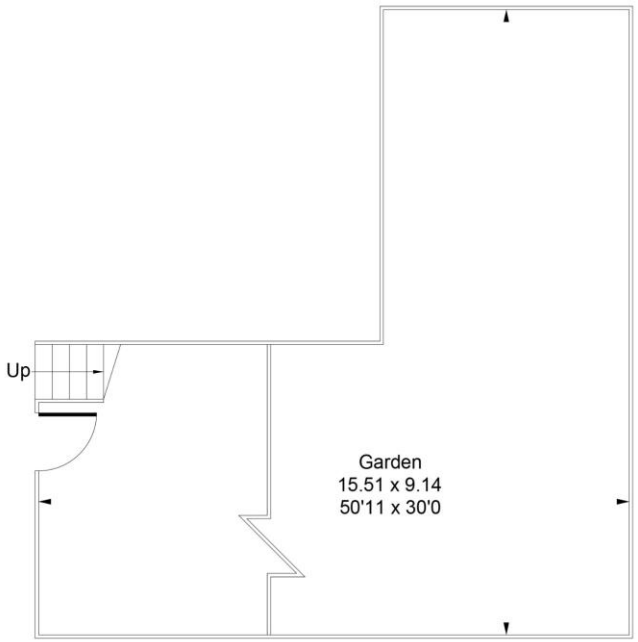


Important Information

Local Authority: London Borough of Hillingdon
Council Tax: C
Lease Term: 162 years

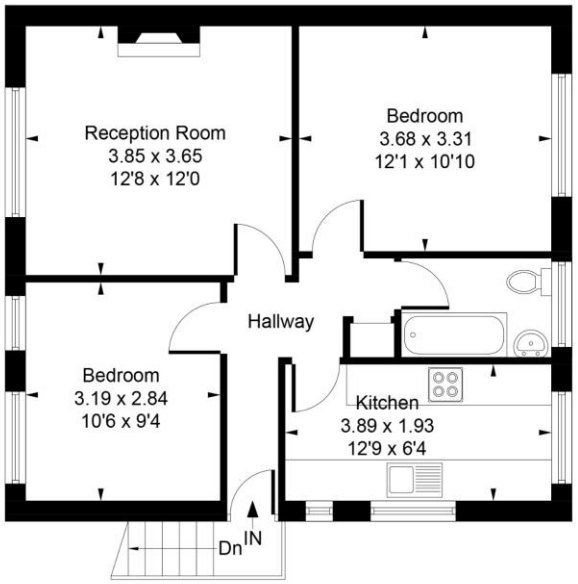
Floor Plan

Approximate Gross Internal Area
53.66 sq m / 578 sq ft



(Not Shown In Actual Location / Orientation)

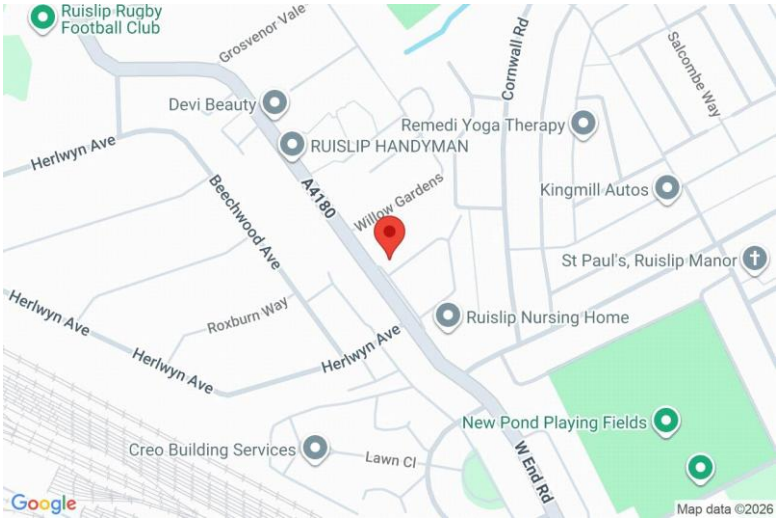
Ground Floor



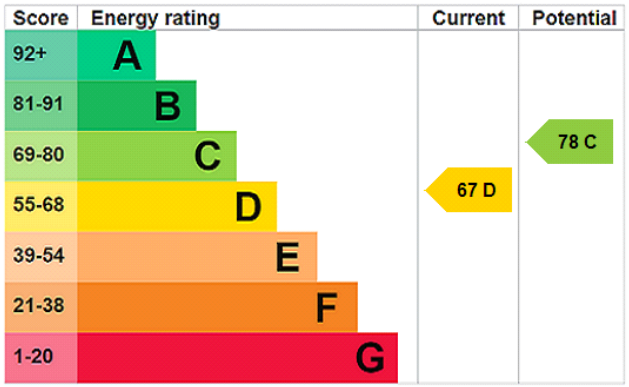
First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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Area Map



Energy Performance Graph



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