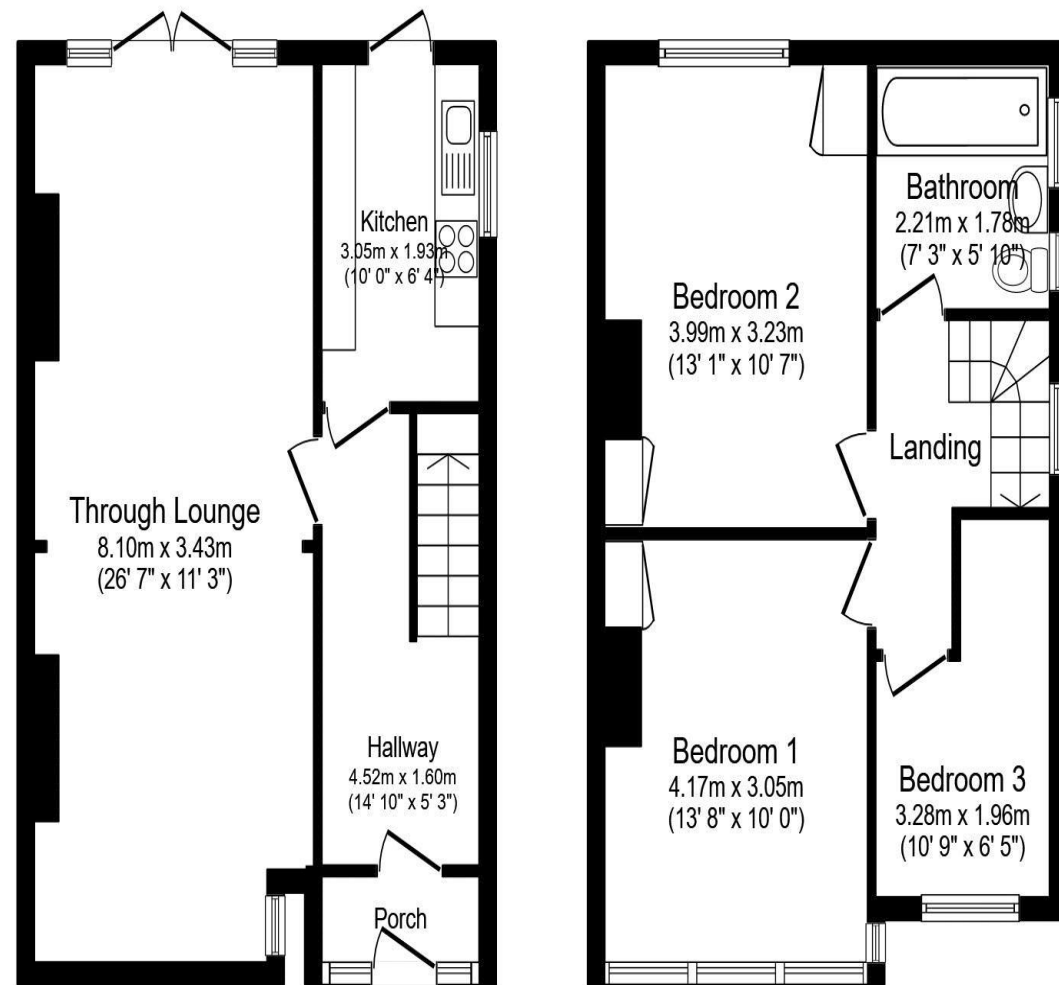


Woodlands Avenue Ruislip HA4 9RJ

Price Guide: £525,000



Ground Floor

First Floor

Total floor area 86.6 sq. m. (932 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Freehold
London Borough of Hillingdon
Council Tax Band - E - £1,851.67
No Upper Chain.
EPC =D

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are delighted to offer for sale this three bedroom semi detached home. The property is located in a desirable, quiet, residential location within easy reach of Eastcote's shopping facilities and transport links including the Metropolitan and Piccadilly Tube lines. The property is also well located for a number of highly regarded schools. Outside there is a detached garage approached via shared drive, scope to extend STPP and front and rear gardens. The property does require modernisation throughout and benefits with gas central heating, double glazing and is offered on to the market with NO UPPER CHAIN.



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- THROUGH LOUNGE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS + DETACHED GARAGE
- REQUIRES MODERNISATION
- NO UPPER CHAIN

**Woodlands Avenue
Ruislip
HA4 9RJ**

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Accommodation

Accommodation comprises to the ground floor: Enclosed storm porch, entrance hallway with under-stairs cupboard housing meters, through lounge, kitchen with eye and base level units, space for fridge freezer, plumbed for washing machine, overhead extractor hood and space for cooker. To the first floor there are three bedrooms each with fitted cupboards, bathroom with panel enclosed bath, pedestal wash basin, full tiled walls and separate WC. Outside there is the front garden which is laid to lawn with flower and shrub borders and a rear garden with detached garage, patio area, turfed area and mature flower and shrub borders. In our opinion the property would benefit from modernisation and offers scope to add off street parking.

