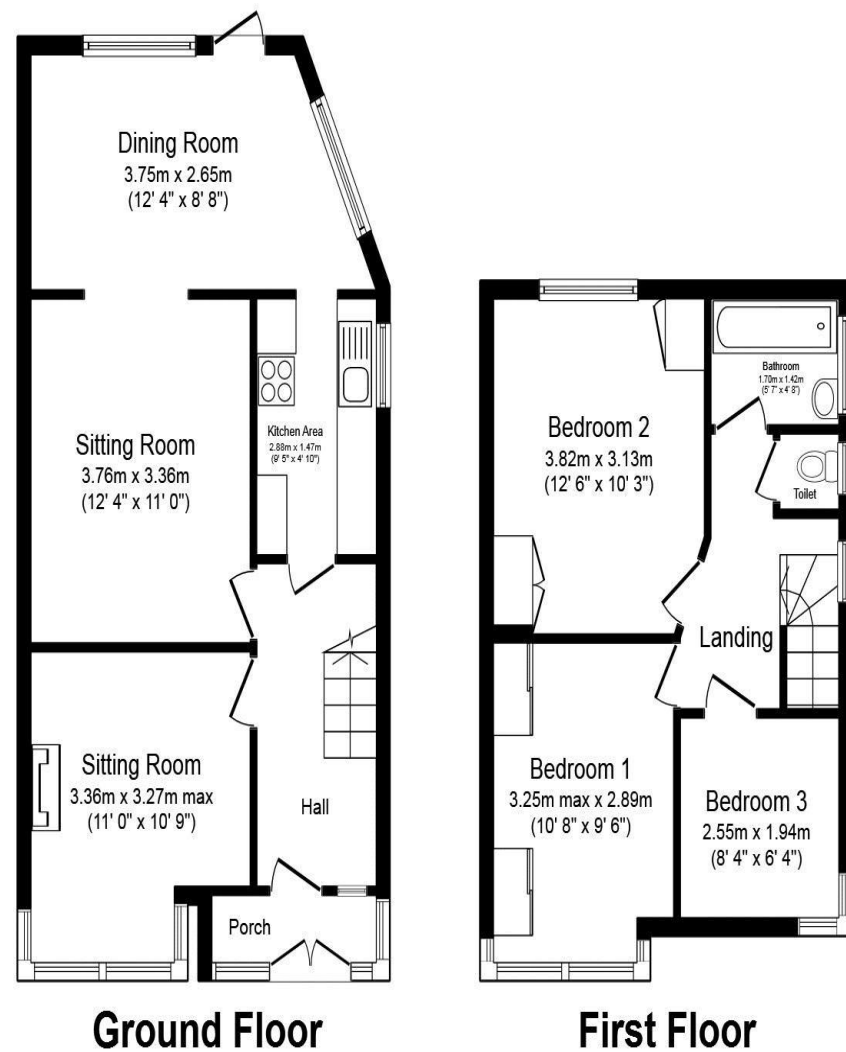


## Woodlands Avenue Ruislip HA4 9RH

Price Guide: £555,000



Total floor area 90.0 sq. m. (969 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

### PINNER OFFICE

28-30 High Street, Pinner, Middlesex. HA5 5PW  
sales: 020 8866 0127 lettings: 020 8866 7222  
[pinner@bennetholmes.com](mailto:pinner@bennetholmes.com)

Freehold  
London Borough of Hillingdon  
Band E £1720 pa  
No upper chain.  
EPC =D

Offices in: Pinner & Northolt

**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.



NO UPPER CHAIN... Bennett Holmes are detailed to offer for sale the extended 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 delightful front and rear gardens.



- EXTENDED THREE BEDROOM SEMI
- THREE RECEPTION ROOMS
- SCOPE TO EXTEND STPP
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- SCOPE FOR OFF STREET PARKING
- NO UPPER CHAIN

## Woodlands Avenue Ruislip HA4 9RH

**Price Guide:** £555,000



### Accommodation

This well-balanced family home offers a great space with further scope to extend STPP and benefiting from double glazing and gas central heating via a combination boiler. Accommodation comprises to the ground floor: Enclosed storm porch, entrance hallway with under-stairs cupboard housing meters, front reception room, rear reception room open plan to the dining room, kitchen with gas cooker point and plumbing for washing machine. To the first floor there is access to the loft via a pull-down ladder from the landing, three bedrooms each with fitted cupboards, bathroom and separate WC. Outside there is a fabulous front garden laid to lawn with flower and shrub borders and rear garden with detached garage, patio area, greenhouse, turfed area and mature flower and shrub borders. In our opinion the property would benefit from some modernisation and offers scope to add off street parking.

