



## Lea Crescent, Ruislip Gardens , HA4 6PW

This substantial four bedroom house offers three double bedrooms, two bathrooms as well as a ground floor extension. With off street parking to the front for numerous cars the house is set within a five minute walk to South Ruislip central line station and boasts a substantial kitchen diner space.

Offers In Excess Of £640,000

Freehold



- Extended Semi Detached House
- Four Bedrooms
- Large Kitchen/Breakfast Room
- Lounge/Dining Room
- Downstairs Bedroom with en-suite Shower Room
- Double Glazing
- Gas Central Heating
- Garden with Garage via rear access
- Parking for Three Cars

## Property Description

INTERNALLY The front door of this spacious property is entered via a porch. Entrance hall with stairs to first floor with understairs storage and doors to through lounge diner, the lounge area has a front aspect bay window and feature fireplace, the dining area has patio door opening into the garden. The large extended kitchen/breakfast room has an abundance of matching wall and base units, plenty of worktop space to include breakfast bar, built under oven, 5 ring gas hob and extractor over, 1½ stainless steel sink with drainer, the floor is tiles, there are dual aspect windows and French doors opening into the garden.

There is a downstairs bedroom/office with ensuite shower room.

Stairs to first floor landing with doors to fully tiled family bathroom with dual aspect obscure windows, bath and separate shower enclosure, wc and pedestal wash hand basin. There are three bedroom on first floor, the primary bedroom has a front aspect bay window and built in wardrobes, the second has rear aspect window and fitted cupboards and the third is a single room with a front aspect window.





The property has double glazing and gas central heating.

**EXTERNALLY** Off road parking for three cars on drive. Garden with patio and lawn areas, panel enclosed fencing and garage with rear access.

**LOCATION** Lea Crescent is in a popular residential location just 9 minutes walk from Ruislip Gardens Tube Station. Local schools include Ruislip Gardens Primary School and Ruislip High School.

Council Tax Band E £2,027.49 per annum

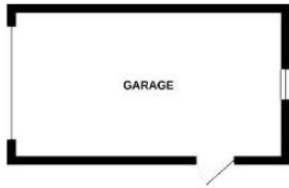
**MORTGAGES ARRANGED AT COMPETITIVE RATES**  
(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).



These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.



OUTBUILDING  
180 sq ft (16.7 sq m) approx.



GROUND FLOOR  
789 sq ft (72.3 sq m) approx.



1ST FLOOR  
426 sq ft (39.5 sq m) approx.



TOTAL FLOOR AREA: 1395 sq ft (129.6 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	84	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	