



Andrew Pearce
PINNER

PARKFIELD CRESCENT, RUISLIP, MIDDLESEX HA4 0RD



Located in this popular location for families and excellent schooling is a two bedroom semi-detached home with fantastic potential to extend, subject to planning permission.

Offered for sale with no onward chain.

Parkfield Crescent is location a mile away from South Ruislip High Street and station (Central & Chiltern Line), 1.2 miles from Eastcote High Street and station (Metropolitan & Piccadilly Line). The Property is 0.2 miles away from the sought after Field End Primary School and 0.3 miles away from Queensmead High School.

Newly decorated throughout with new carpets the accommodation comprises; UPVC front door, entrance hallway, living room, open plan kitchen and dining room with fitted units at base and eye level , breakfast bar and wood flooring. Off of the kitchen is a conservatory that leads to the garden.

Stairs to the first floor, principle bedrooms to the front aspect with fitted wardrobes, second bedroom to the rear aspect, family bathroom.

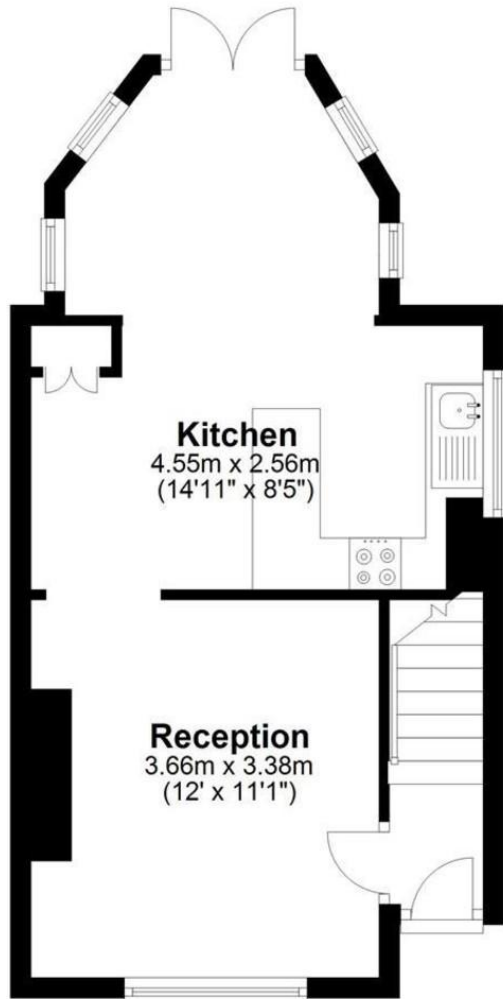
Outside is a seduded rear garden, laid to lawn. There is potential for a side , rear and a loft conversion subject to the usual consents.

To the front , there is off street parking for 2/3 cars.



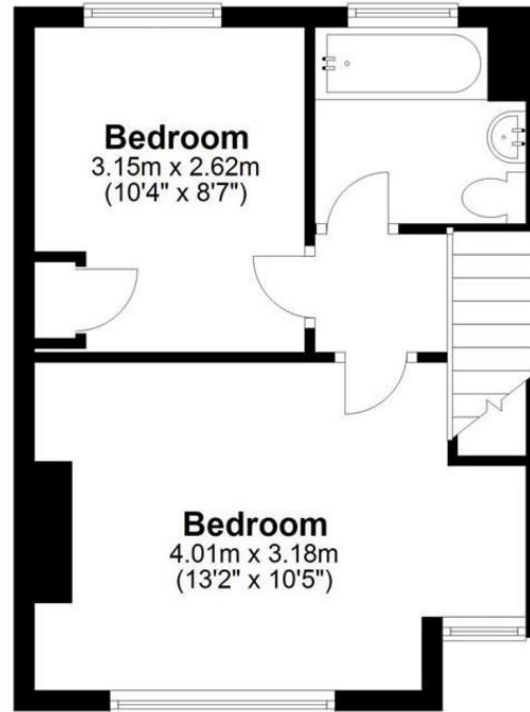
Ground Floor

Approx. 34.0 sq. metres (365.4 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.5 sq. feet)



Total area: approx. 63.9 sq. metres (688.0 sq. feet)



