



  
**Andrew Pearce**  
PINNER

THE FAIRWAY, RUILSIP, HA4 0SN

OIEO £750,000



A stunning four bedroom semi detached garage own drive family home filled with natural light set on this popular residential road with easy access to South Ruislip.

The ground floor comprises an entrance porch and hallway, a spacious lounge with an adjoining dining room, a well-equipped kitchen / breakfast room with access to the 'lean-to', and a ground floor shower room & WC. To the first floor there are two generous double bedrooms with fitted wardrobes, a further bedroom, and a family bathroom. The second floor hosts the master bedroom complete with fitted wardrobes and an en-suite shower room.

The property is 0.7 miles away from South Ruislip high street and train station (Central & Chiltern Line), 0.9 miles away from Eastcote high street and train station (Metropolitan & Piccadilly Line) and 0.3 miles away from the sought after Field End Primary School.

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: Band E

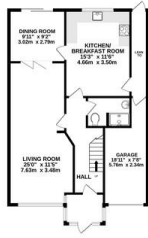
Energy Efficiency Rating: Band D



OUTBUILDING  
200 SQ FT (18.7 SQ M) APPROX.



GROUND FLOOR  
860 SQ FT (79.2 SQ M) APPROX.



1ST FLOOR  
462 SQ FT (42.7 SQ M) APPROX.



2ND FLOOR  
200 SQ FT (18.7 SQ M) APPROX.



TOTAL FLOOR AREA: 1829 sq ft (170.0 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 misstatement. 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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