



3 Parkfield Crescent, Ruislip

Ruislip

£599,950

**Lr** LAWRENCE RAND

# 3 Parkfield Crescent

Ruislip, Ruislip

A three double bedroom extended semi-detached house situated in a much sought after position in a popular road. There are lovely views across parkland to the rear, local schools are within a short walk and there is no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- NO UPPER CHAIN
- Extended semi-detached
- 3 DOUBLE bedrooms
- 2 Reception rooms
- Extended kitchen
- Lovely rear garden
- Close to schools & stations
- Views across parkland





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**Ground Floor**



**Floor 1**



**Floor 2**

**Approximate total area<sup>(1)</sup>**

865.20 ft<sup>2</sup>  
80.38 m<sup>2</sup>

**Reduced headroom**

26.95 ft<sup>2</sup>  
2.50 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



## Lawrence Rand

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