



32 Queens Walk, Ruislip

Ruislip

£725,000



LAWRENCE RAND

# 32 Queens Walk

Ruislip, Ruislip

In immaculate condition throughout, this lovely four-bedroom, two-bathroom extended semi-detached family home offers larger than average living accommodation. It is ideally located on a popular road just a short walk to shops, the area's most sought after schools and multiple transport links.

Tenure: Freehold

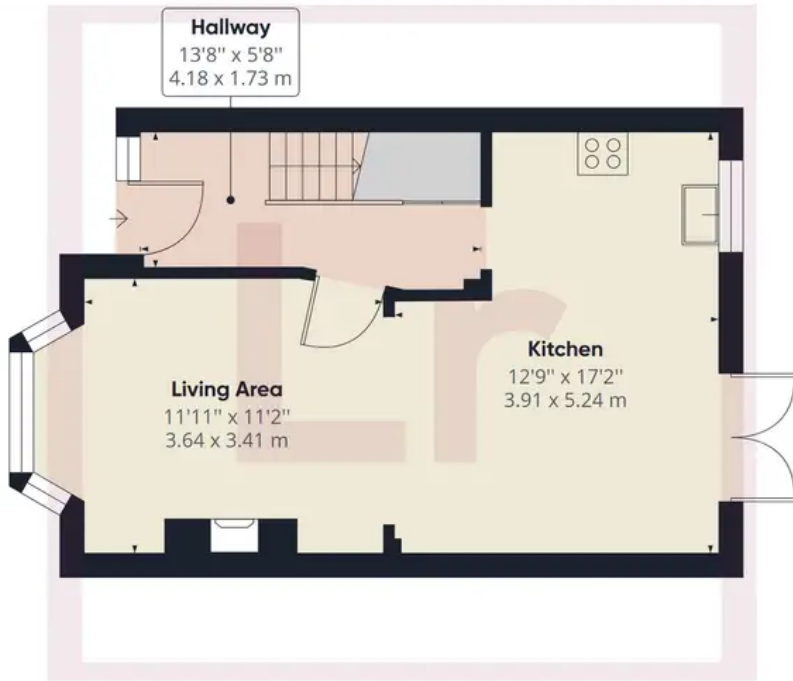
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

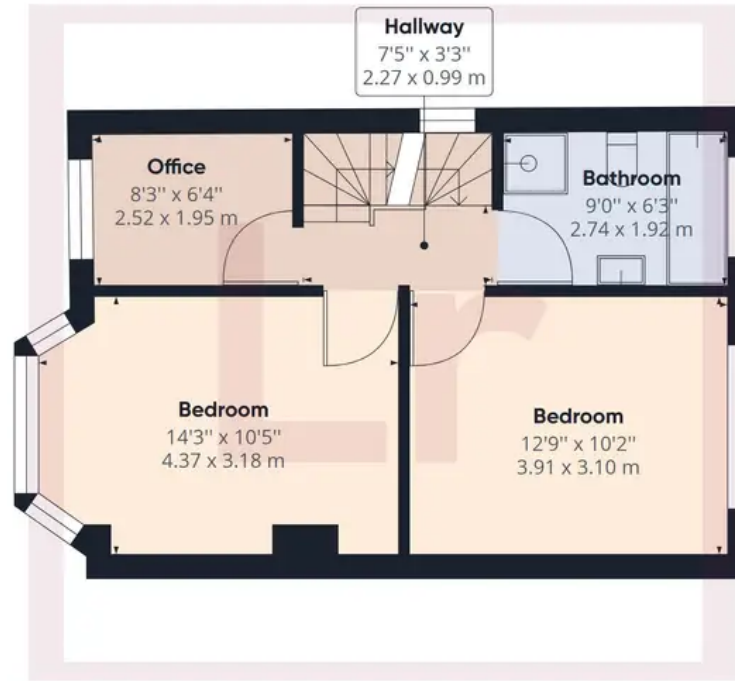
- Extended Semi Detached House
- Four Bedrooms
- Master with en-suite
- Off-street Parking
- Large Garden Backing Parkland
- Lovely condition throughout
- Well positioned for schools, transport and shopping



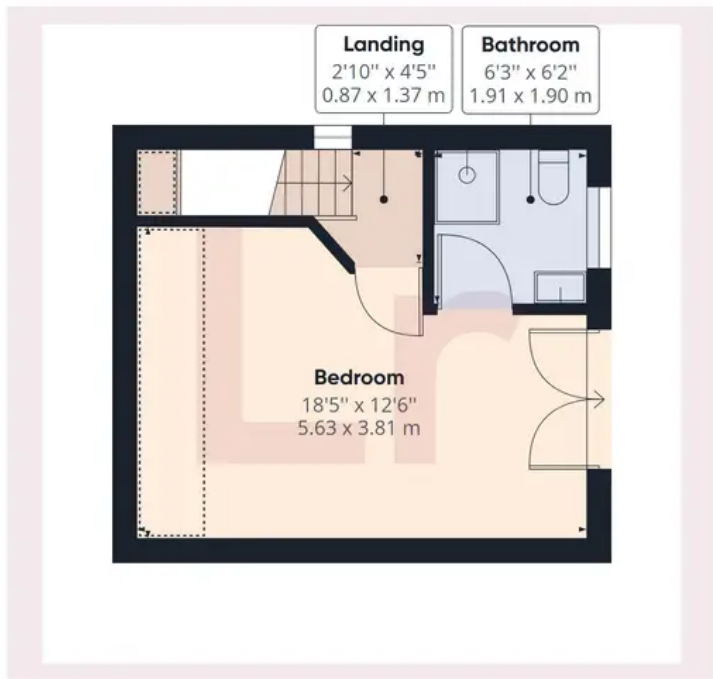




Ground Floor



Floor 1



Floor 2

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

1121.08 ft<sup>2</sup>  
104.15 m<sup>2</sup>

**Reduced headroom**

37.00 ft<sup>2</sup>  
3.44 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.



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