



Lr LAWRENCE RAND

Chelston Road, Ruislip, HA4 9SA
£500,000

Key features:

- Two-bedroom terraced house
- Immaculate condition
- Kitchen/diner
- Living room
- Family bathroom
- In the heart of Ruislip Manor
- Potential to extend (stpp)

**About the property:**

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This delightful two double bedroom terraced house in the heart of Ruislip Manor is offered to the market in immaculate condition throughout with good size living accommodation for the growing family. There is also potential to extend (stpp).

The property briefly comprises of an entrance lobby with stairs to the first floor. The living room has a large front aspect bay window, and attractive wood flooring. The kitchen flows effortlessly from the living room and has modern fitted wall and base units, a good run of work surfaces, space for appliances. There is a dining area and a glass door opens out to a lovely garden.

Ascending to the first floor you will find two sizeable double bedrooms and a fresh family bathroom.

The rear garden has a paved patio area adjacent to the property ideal for outside entertaining. There is also a grassed area and a wooden storage shed.

Amenities:

Chelston Road is a family friendly location, close to the great local amenities of Ruislip Manor with its abundance of shops, bus services and tube line (Metropolitan/Piccadilly) For the motorist the A40/Western Avenue is close by providing swift access into Central London and the surrounding Home Counties. For families the property falls within the catchment of many of the local highly regarded schools.

Verified Material Information:

Council tax band: Band C

Council tax annual charge: £1656.80pa

Tenure: Freehold

Property construction:

Energy Performance rating: E

Parking: Street

Garage: No

Bedrooms: 2

Property construction:

Alterations to the property (loft or garage conversion, removal of internal walls/chimneys: No

Installation of replacement windows, roof windows, rooflights or glazed doors since 1 April 2002: No

Suppliers:

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Sewerage: Mains

Heating:

Heating features: Hive

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Additional information:

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes


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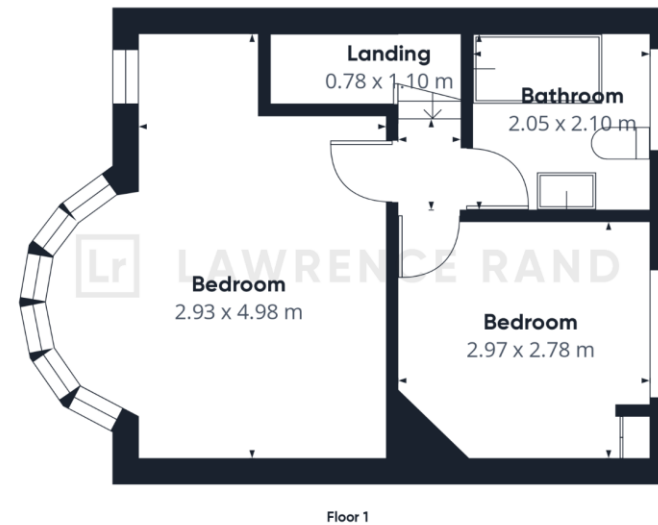
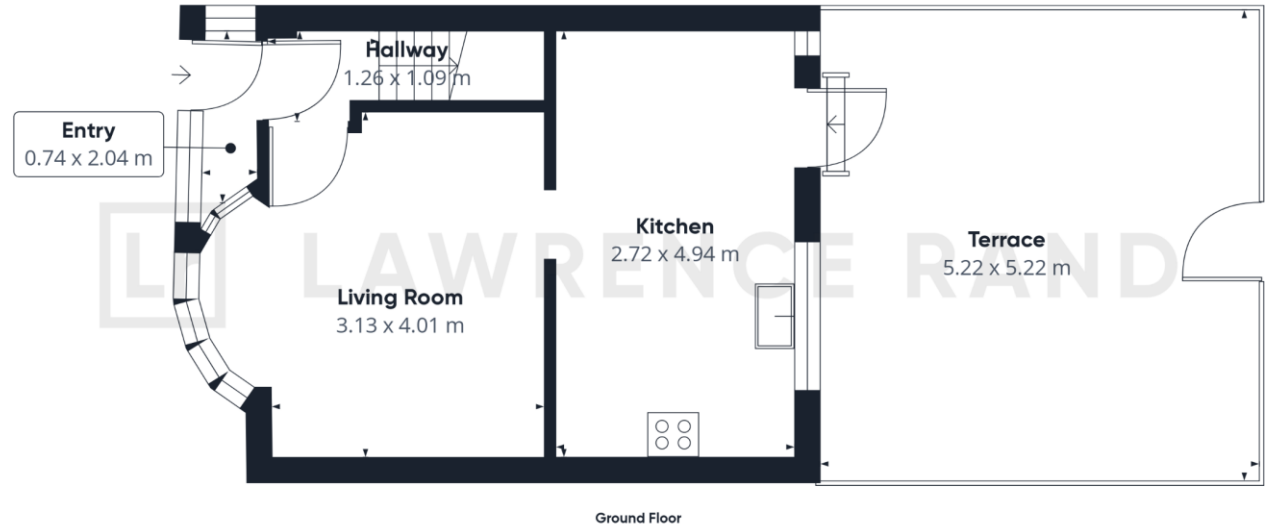
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	46	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
		



PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.