



## Cordingley Road, Ruislip, HA4

£485,000 Freehold

CHAIN FREE • LIVING ROOM • KITCHEN • TWO DOUBLE BEDROOMS • BATHROOM • REAR GARDEN • CLOSE TO STATION

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS





A chain-free TWO DOUBLE BEDROOM MID-TERRACE, with private rear garden, located a short walk from West Ruislip Station.

The ground floor of this property comprises a welcoming entrance hall that provides access into all of the downstairs rooms. There is a good-sized modern kitchen to the front and a large living room to the rear with doors that open out onto the garden.

On the first floor, there are two double bedrooms, both of which come with ample built-in storage. A three piece bathroom suites completes this floor. There is a private rear garden made up of patio with shrub borders.

The property is located within walking distance of both West Ruislip Station (Central and Chiltern Lines) and Ruislip Station (Metropolitan and Piccadilly Lines), both providing easy access into Central London. The A40/M40 are just a short drive away, providing easy access to the M25 and M1. Ruislip High Street is just half a mile away, with its ample restaurants, cafes and shops. For young families, there is several well thought of schools nearby.

Nearest Station: 0.7 miles - Ruislip Station

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approximate Gross Internal Area  
Ground Floor = 35.0 sq m / 377 sq ft  
First Floor = 34.5 sq m / 371 sq ft  
Total = 69.5 sq m / 748 sq ft

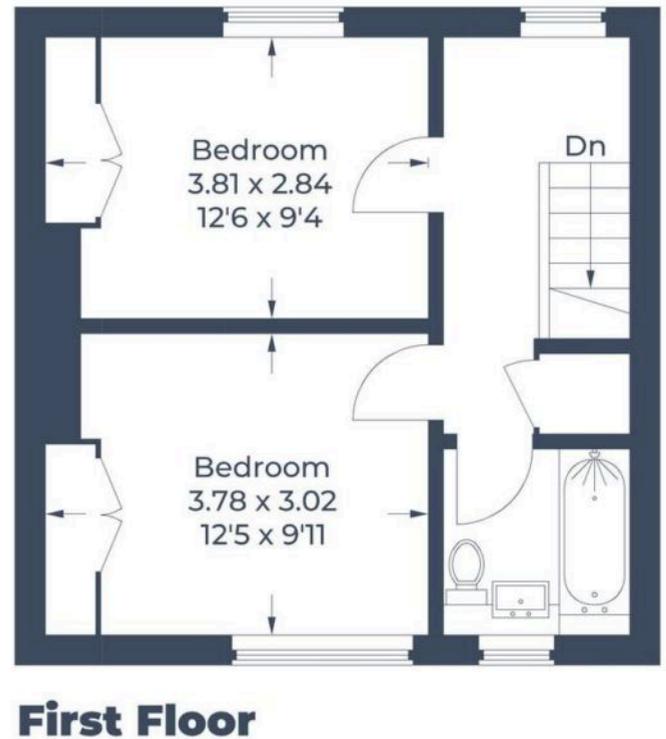
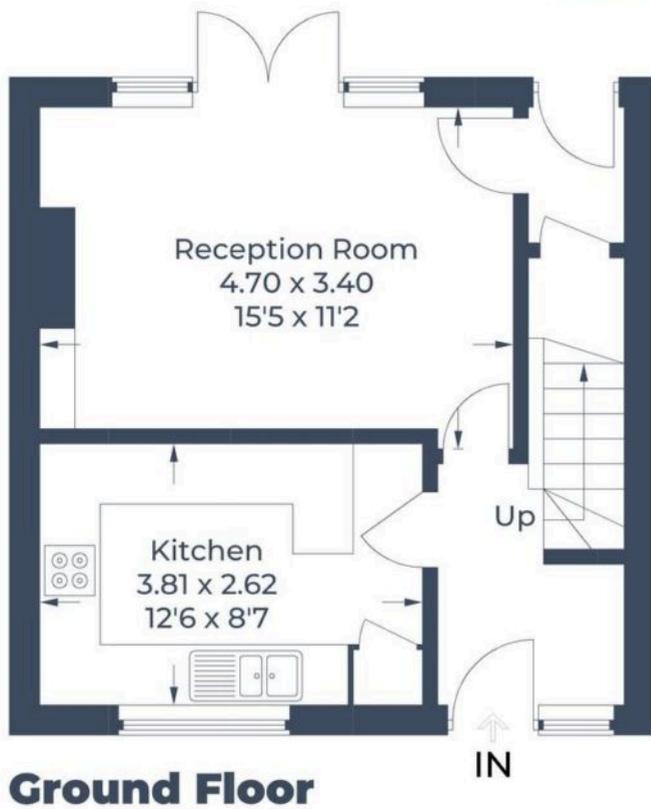


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.