



**Arron
James**

*Professional approach
personal touch*

Dell Farm Road
Leasehold £1,300

Perfectly positioned in a quiet and peaceful setting, surrounded by woodland and leafy open spaces is this spacious two bedroom apartment. The home is ready to move into and is well presented throughout. Briefly comprising of a modern fitted kitchen, a bright light filled lounge/diner, two double bedrooms, both with fitted wardrobes and a bathroom. The property is ideal for working professionals with its great location and stylish and modern interior.

Living room

16'8" x 13'9" (5.090 x 4.182) Double glazed window to rear, door to private balcony, parquet flooring, door leading to kitchen

Kitchen

9'8" x 8'0" (2.943 x 2.453) Double glazed window to rear, a range of wall and floor mounted units, role top surfaces, integrated oven with four ring gas hob, washing machine, dishwasher & fridge freezer.

Bathroom

5'10" x 9'7" (1.794 x 2.909) Three piece suite comprising of panel enclosed bath with mounted shower, low level WC, hand wash basin, heated towel rail

Bedroom

10'0" x 9'0" (3.049 x 2.754) Double glazed window to front, fitted wardrobes

Bedroom

12'10" x 11'3" (3.899 x 3.437) Double glazed window to front

Directions

Directions - From Ruislip High Street proceed left to a mini roundabout and take your first exit left onto Bury Street. Continue to the next mini roundabout and continue straight over. Take the next turning on your right into Reservoir Road. Dell Farm Road is located on the right hand side.

Situation

Situation - Dell Farm Road is situated just off Reservoir Road close to Ducks Hill Road and a short stroll from the Ruislip Lido complex and Waters Edge Restaurant. Ruislip High Street is just over a mile away where there are excellent shopping facilities to include Waitrose Supermarket, Tesco Express and Marks & Spencer Food Hall along with numerous restaurants, pizza outlets and coffee bars. The Metropolitan/Piccadilly line station offers swift and regular connections to The City and Baker Street. For the motorist the A40/M25 offers good access to London, Heathrow Airport and The Home Counties.

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