



Royal Crescent, Ruislip

- Two Bedrooms
- Generous Rear Garden
- Well Presented Throughout
- Further Potential To Extend (STPP)
- Council Tax Band D
- Terraced Home
- Open Plan Living
- Modern Fitted Kitchen & Bathroom
- Approximately 1 Mile From South Ruislip Train Station
- EPC Rating C

Guide Price £475,000

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Royal Crescent, Ruislip

DESCRIPTION

Situated on Royal Crescent in South Ruislip is this well presented, two bedroom, terraced family home. The property is set on a residential street and is a great first step on to the property ladder!

The property comprises entrance porch, open plan living/dining room and modern fitted kitchen. To the first floor, two double bedrooms and a modern bathroom suite. Externally the property has a front garden and generous rear garden with further scope to extend/develop subject to planning permission. There is also potential for off street parking subject to council approval.

Royal Crescent is within close proximity of both South Ruislip and Northolt stations which both have access to the Metropolitan/Piccadilly lines. The bus links are also excellent with easy access to a variety of locations. Along with an array of coffee shops, supermarkets, restaurants and convenience stores. For families there are a number of highly regarded primary and secondary schools within walking distance.

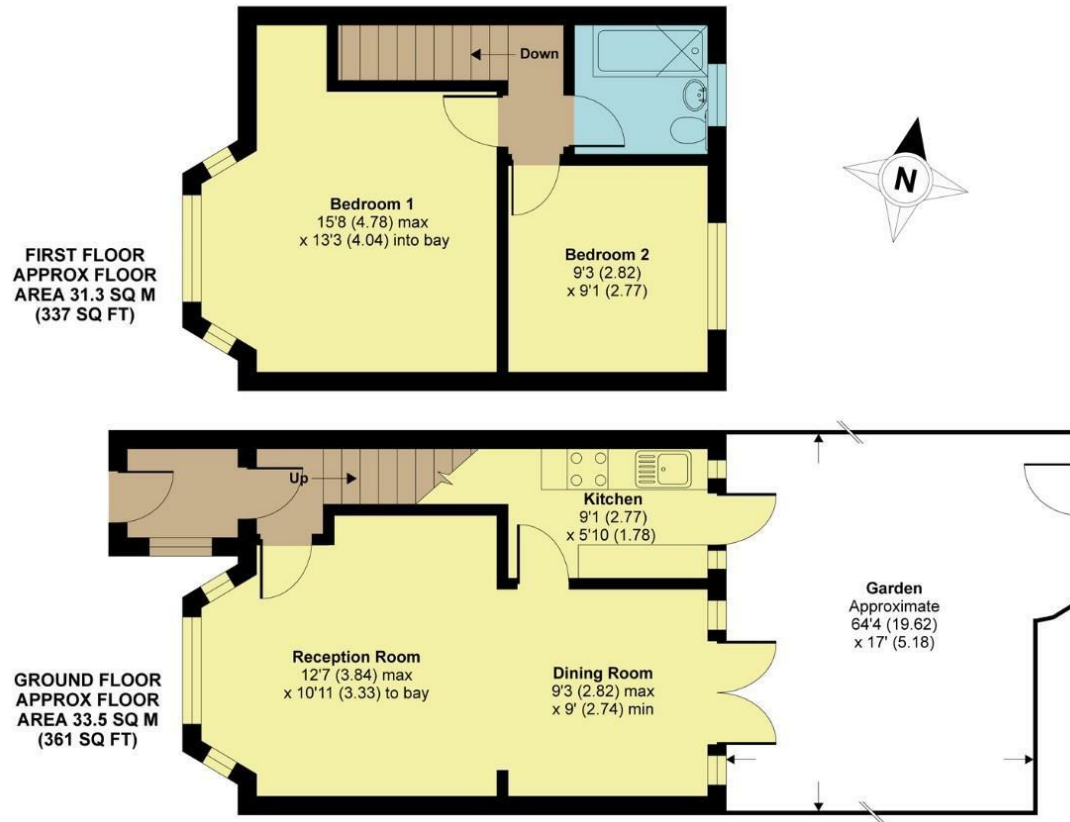




Royal Crescent, Ruislip, HA4

Approximate Area = 698 sq ft / 64.8 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021.
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Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

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hayes@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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