



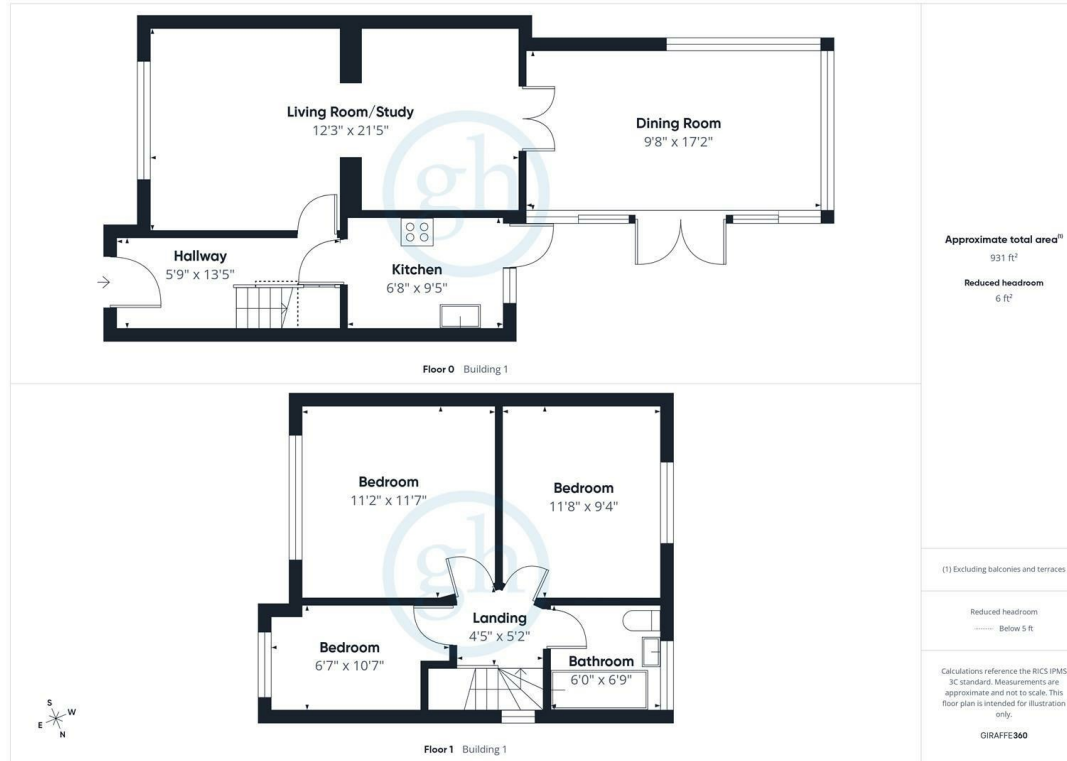
Heathfield Rise, Ruislip, HA4 7NE

£2,250



gibsonhoney

This well-presented three-bedroom semi-detached family home is situated in a highly sought-after Ruislip location. The property briefly comprises an entrance hallway, a kitchen with fitted appliances, and a spacious living room, along with a second reception room leading into a conservatory overlooking the private rear garden. To the first floor are three well-proportioned bedrooms and a modern shower room. Further benefits include gas central heating, double glazing, a well-maintained, low-maintenance rear garden, as well as a private driveway providing off-street parking and a garage. Set on this popular residential road, the property is ideally positioned within walking distance of Ruislip High Street, Bishop Winnington Ingram C of E Primary and Nursery School, and a GP surgery. Ruislip station provides access to the Metropolitan and Piccadilly lines, while West Ruislip station, a short walk away, serves the Chiltern Main Line and Central line. For motorists, the A40 and M25 are easily accessible, offering convenient links to the Home Counties.



Approximate total area⁰¹
931 ft²
Reduced headroom
6 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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