



Pine Gardens, Ruislip, HA4 9TE

Located in the heart of Eastcote is this bright and spacious three bedroom semi detached home. Presented to the market to a high standard this property briefly comprises: Three good size bedrooms, large reception room open planned with dining area, kitchen with new appliances and modern bathroom suite. The property benefits include: Downstairs cloakroom, double glazing, gas central heating, rear garden, off street parking and garage accessed via service road. Set in this highly sought after road in the heart of Eastcote. The residence is perfectly positioned just moments from the areas shopping and transport facilities (Metropolitan/Piccadilly Lines). Alternatively, for the motorist the A40/Western Avenue is just a short drive away providing swift and direct access into Central London and the Home Counties. The property is also located within the catchment areas of the local highly regarded schools and within a short walking distance to the local parks.



## Full Description

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garage accessed via service road. Unfurnished and available 12th October. Set in this highly sought after road in the heart of Eastcote. The residence is perfectly positioned just moments from the areas shopping and transport facilities (Metropolitan/Piccadilly Lines). Alternatively, for the motorist the A40/Western Avenue is just a short drive away providing swift and direct access into Central London and the Home Counties. The property is also located within the catchment areas of the

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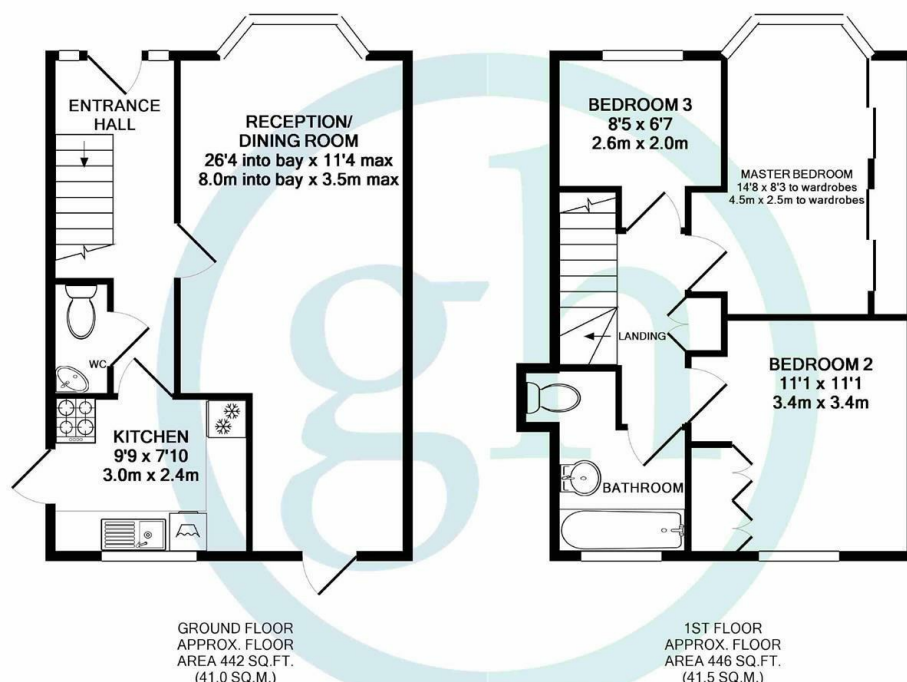


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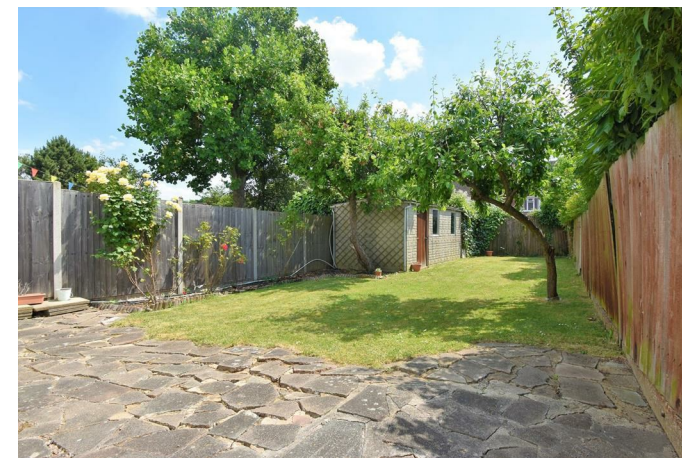
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2002/91/EC |



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