



The Uplands, HA4 8QL
£3,400 PCM



A four double bedroom extended Detached family home which is presented to the market in excellent condition throughout. This well proportioned property briefly comprises : four double bedrooms, modern bathroom suite, handmade fitted kitchen/breakfast room & lounge. The property benefits include : double glazing, gas central heating, downstairs cloakroom, generous sized hall & landing areas, en suite wet room, original parquet flooring, well maintained landscaped rear garden, garage via own drive and many other features. An internal inspection is thoroughly recommended to appreciate the size and quality on offer. This property is situated within easy reach of Ruislip & Eastcote's local extensive amenities such as Waitrose supermarket, doctors surgery, schools including Warrender, Bishop Ramsey and the bustling High Streets which offer a good range of local shops, bus routes and rail links (Metropolitan and Piccadilly).



TOTAL FLOOR AREA: 1959 sq.ft. (182.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

Made with Metropac 6/2022

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		

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

92 High Street, Ruislip, Middlesex, HA4 8LS
T: 01895 625999
lettings@gibsonhoney.co.uk
www.gibsonhoney.co.uk

