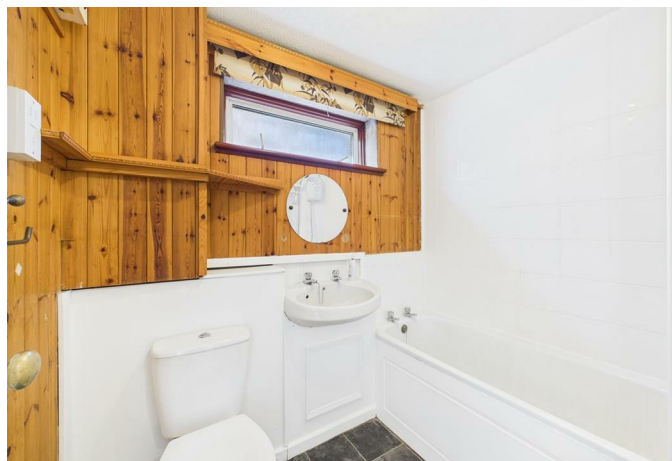




Brickett Close, Ruislip, HA4 7YF

NO UPPER CHAIN. Situated on the peaceful Brickett Close in Ruislip, this one-bedroom first floor maisonette presents an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a property. In need of some modernisation, this property briefly comprises a private entrance, a spacious living room, open to fitted kitchen, double bedroom, and bathroom. The property benefits from gas central heating. With generous natural light and well-proportioned rooms, the layout lends itself well to a stylish refurbishment.

This maisonette is ideally set for Ruislip's extensive High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). It is also ideally located for the ever popular Whiteheath school. Also close by are Ruislip Woods and Ruislip Lido. The A40 is within striking distance offering swift and easy access to Central London.



ENTRANCE HALL

Front aspect double glazed frosted glass door, coved ceiling, storage cupboard housing meter

LANDING

Coved ceiling, Radiator, storage cupboard

BEDROOM

Front aspect double glazed window, fitted wardrobes, coved ceiling, rear aspect frosted glass door

BATHROOM

Side aspect double glazed frosted glass window, panel enclosed bath with wall mounted power-shower attachment, low level w/c, tiled flooring, wall mounted wash hand basin, storage cupboard housing boiler with space for washer/ dryer

LIVING ROOM

Rear aspect double glazed window, radiator, coved ceiling, front aspect frosted glass door

KITCHEN

Rear aspect double glazed window, side aspect double glazed window, stainless steel sink with drying rack, part tiled walls, laminate effect flooring, radiator, coved ceiling, extractor hood, range of base & eye level units, space for appliances such as: oven, dishwasher, fridge-freezer

COUNCIL TAX

London Borough of Hillingdon -
Band C - £1735.45

N.B. WE RECOMMEND YOUR
SOLICITOR VERIFIES THIS
BEFORE EXCHANGE OF
CONTRACTS.

DISTANCE TO STATIONS

West Ruislip (1.2 Miles) -
Central/Chiltern Railways
Ruislip (1.3 Miles) -
Metropolitan/Piccadilly



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Approximate total area^(a)
528 ft²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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



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