

Westbury Close, Ruislip, HA4 8EF





NO UPPER CHAIN. This well-proportioned three-bedroom semi-detached home is situated in a highly sought-after location. Offering excellent potential to extend (subject to the usual planning permissions), the property briefly comprises: three generously sized bedrooms, a family bathroom, a spacious living room, a separate dining room, and a fitted kitchen. Additional benefits include double glazing, off-street parking, and a substantial rear garden. Ideally positioned close to Ruislip High Street, the home enjoys easy access to local shops, restaurants, and transport links. Ruislip Manor and Eastcote Underground stations—served by the Metropolitan and Piccadilly lines—provide fast and frequent connections to Baker Street and the City. The area is also well served by highly regarded schools, including Warrender and Bishop Ramsey.







#### **FNTRANCE HALL**

Front aspect door with frosted window, side aspect frosted windows, radiator, stairs to first floor landing, doors to:

## LIVING ROOM

Front aspect double glazed half bay window, feature fireplace, radiator

#### **DINING ROOM**

Rear aspect double glazed window, rear aspect double glazed door to garden, radiator, wooden flooring, feature fireplace.

#### **KITCHEN**

Rear aspect double glazed window, side aspect double glazed frosted door, four gas ring hob with extractor hood, spaces for a range of appliances including washing machine, dishwasher

and fridge freezer, one and a half sink with drainer, range of base and eye level units, cupboard housing boiler, storage cupboard.

## LANDING

Side aspect double glazed frosted window, doors to:

#### **BEDROOM ONE**

Front aspect double glazed half bay window, feature fireplace surround, radiator.

#### **BEDROOM TWO**

Rear aspect double glazed window, radiator.

## **BEDROOM THREE**

Front aspect double glazed window, radiator

## **BATHROOM**

Dual aspect double glazed frosted windows, low level WC, shower cubicle, free standing bath with mixer taps, part tiled walls, tiled flooring, radiator, loft access.

## **REAR GARDEN**

Patio area, side access, mainly laid to lawn, panel enclosed fence.

## **FRONT**

Laid to lawn, off street parking

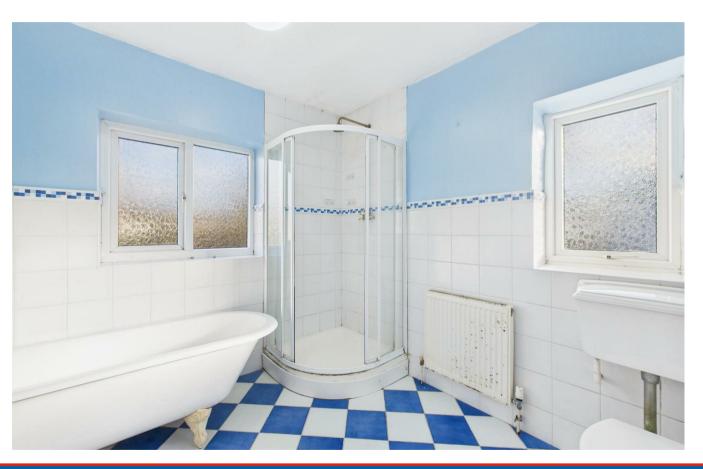
# **COUNCIL TAX**

London Borough of Hillingdon -Band E - £2.386.24

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

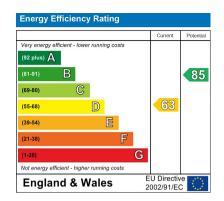
#### DISTANCE TO STATIONS

Ruislip Manor (0.5Miles) -Metropolitan/Piccadilly Ruislip (0.9 Miles) -Metropolitan/Piccadilly West Ruislip (1.6 Miles) -Central/Chiltern

















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 firms employment has the authority to make or give any representation or warranty in respect of the property.