



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.



ENTRANCE 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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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