



Pinn Way, Ruislip, HA4 7QF



NO UPPER CHAIN. Situated in one of Ruislip's premier roads, within a short walk from Ruislip High Street is this three bedroom semi detached home. In need of complete modernisation with plenty of scope and potential for extension subject to the usual planning constraints this property briefly comprises: Three good size bedrooms, two separate reception rooms, bathroom with separate wc and kitchen. The property benefits include: rear garden, garage and own driveway with off street parking. Pinn Way is close to the bustling High Street offering a convenient lifestyle near Ruislip's multiple shopping facilities to include Waitrose, Sainsbury's Local and numerous restaurants. The A40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties. The property is ideally located within walking distance to Ruislip (Metropolitan and Piccadilly) and West Ruislip station (Central Line/Chiltern Line). There are a number of highly regarded schools within close proximity including Whiteheath, Sacred Heart, BWI, Haydon and Bishop Ramsey. Ruislip Woods, Highgrove, Ruislip Bowls club are all within easy reach.





## ENTRANCE PORCH

Front aspect double frosted doors to:

## ENTRANCE HALL

Front aspect door, stairs to first floor landing, radiator, under stairs cupboard, doors to:

## LIVING ROOM

Front aspect leaded light window, radiator.

## DINING ROOM

Rear aspect sliding patio doors, radiator.

## KITCHEN

Side aspect frosted door, floor mounted boiler, radiator, rear aspect window, spaces for appliances, larder, range of base and eye level units, one and a half stainless steel sink and drainer.

## LANDING

Side aspect frosted leaded light window, hatch to loft space, doors to:

## BEDROOM ONE

Rear aspect window, radiator, built in cupboard.

## BEDROOM TWO

Front aspect window, built in wardrobes, radiator, built in cupboard.

## BEDROOM THREE

Front aspect leaded light window, radiator.

## BATHROOM

Rear aspect frosted window, panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, radiator, built in cupboard.

## SEPARATE WC

Side aspect frosted window, low level wc.

## FRONT

Off street parking.

## REAR GARDEN

Mainly laid to lawn.

## GARAGE

Via own drive.

## COUNCIL TAX

London Borough of Hillingdon - Band F - £2,820.11

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

## DISTANCE TO STATIONS

Ruislip Manor (0.7 Miles) -

Metropolitan/Piccadilly

Ruislip (0.8 Miles) -

Metropolitan/Piccadilly.

West Ruislip (1.0 Miles) - Central line/Chiltern Railways.

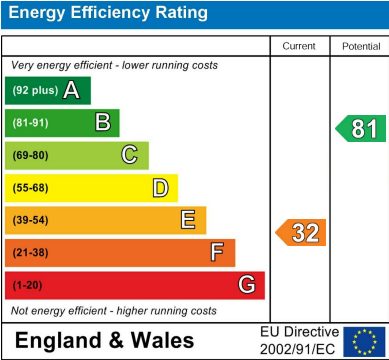


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