



The Fairway, Ruislip, HA4 0SL

This stunning three-bedroom detached home is available in a highly desirable location, close to shops, schools, and convenient transport links.

The property boasts a spacious layout, perfect for modern living. Upon entering, you'll find a welcoming hallway leading to a downstairs cloakroom and a fully fitted kitchen overlooking the beautiful rear garden. The open plan living and dining area provides a bright and social space.

Upstairs, three well-proportioned bedrooms and a family bathroom complete the internal accommodation.

The exterior offers the best of both worlds: off-street parking and a shared driveway lead to a garage, while the rear garden features a large patio perfect for entertaining during warmer months. A well-maintained lawn and mature shrubs complete this delightful outdoor space.

The Fairway boasts an ideal location, placing you moments from the area's shops and transportation options. Commuters can choose between Eastcote Station (Metropolitan & Piccadilly Lines) or South Ruislip Station (Central Line & Chiltern Railways) for speedy commutes to Central London. The Chiltern Railways even whisks you to Marylebone in under 20 minutes! Drivers can hop on the nearby A40/Western Avenue for a smooth ride into the city or surrounding areas. Families will love The Fairway's proximity to top-rated schools like Queensmead, Deanesfield Primary, and St Swithun Wells. Plus, with Bessingby Park and Queensmead Sports Centre just around the corner, there's always an opportunity for family fun!



PORCH

Front aspect UPVC door, door to Hallway

HALLWAY

Side aspect double glazed window, stairs to first floor, under stairs storage cupboard, two radiators

WC

Side aspect double glazed window, low level WC, part tiled walls

LIVING ROOM

Front aspect double glazed window, Mock Tudor ceiling, feature fireplace, radiator

DINING ROOM

Patio doors to garden, radiator, laminate flooring

LANDING

Loft access

BEDROOM

Front aspect double glazed window, radiator, built in wardrobes

BEDROOM

Rear aspect double glazed window, radiator, built in wardrobes, laminate flooring

BEDROOM

Rear aspect double glazed window, radiator, laminate flooring

BATHROOM

Rear aspect double glazed window, laminate flooring, panel enclosed bath with electric shower over, pedestal wash hand basin, tiled walls

FRONT GARDEN

Off street parking and access to the garage via the shared driveway.

REAR GARDEN

Large patio which is ideal for alfresco dining in the summer months, well kept lawn, mature flower and shrub borders, access to garage. The garden backs onto Field End School.

GARAGE

The garage can be accessed via the shared driveway and the garden.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,692.30

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

DISTANCE TO STATIONS

Eastcote (1 Mi) -
Metropolitan/Piccadilly
South Ruislip (0.8 Mi) Central

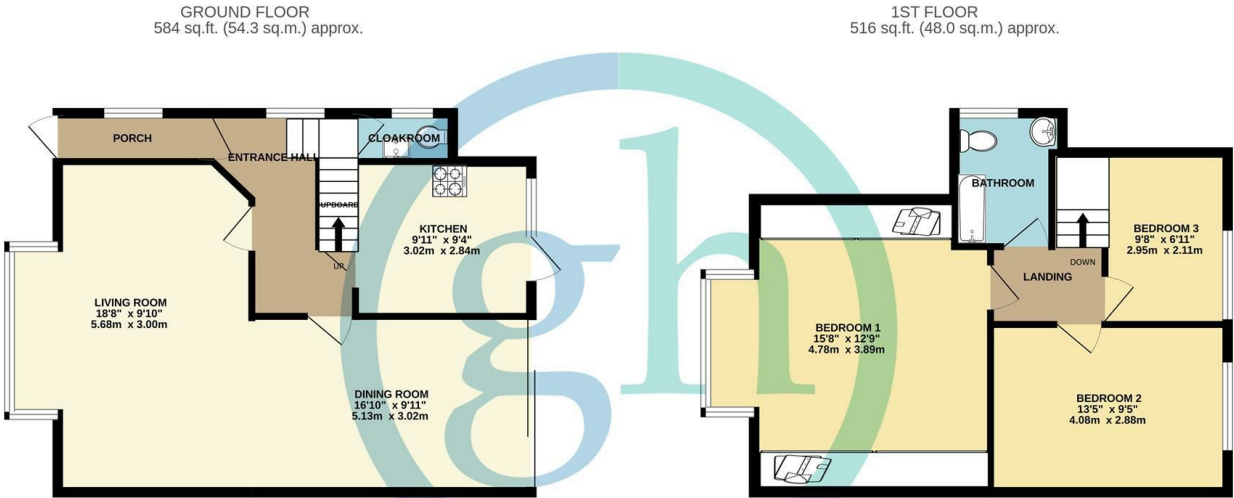


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TOTAL FLOOR AREA: 1100 sq.ft. (102.2 sq.m.) approx.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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