



Royal Crescent, Ruislip, HA4 0PL
£500,000



An opportunity has arisen to put your own stamp on this semi-detached bungalow situated close to amenities. With plenty of potential to extend subject to the usual planning constraints, this well-positioned home briefly comprises : Two bedrooms, living/dining room, fitted kitchen and bathroom suite. The property benefits include : Double glazing, gas central heating, rear garden, utility area, garage and off street parking. Royal Crescent is a popular residential road and is ideally situated for local schools, bus routes, restaurants and rail links(Central and Chiltern). The A40 is within striking distance offering swift and easy access to both Central London and The Home Counties. We strongly recommend an internal inspection to avoid disappointment as a quick sale is anticipated.



ENTRANCE PORCH

Front aspect double glazed frosted entrance door, front aspect double glazed frosted window, fitted wardrobe, door to:

HALLWAY

Coved ceiling, laminate effect flooring, radiator, loft hatch, doors to:

LIVING ROOM

Rear aspect double glazed doors to conservatory, coved ceiling, laminate effect flooring, radiator.

CONSERVATORY

Rear aspect double glazed doors to garden, dual aspect double glazed windows, radiator.

KITCHEN

Side aspect double glazed frosted door, tiled walls, downlighting, a range of eye and base level units, integrated oven and hob, space for fridge freezer and washing machine.

MASTER BEDROOM

Front aspect double glazed bay window, coved ceiling, radiator, fitted wardrobes.

BEDROOM TWO

Rear aspect double glazed window, coved ceiling, spotlights, radiator.

GARDEN

Mainly laid to lawn, patio area, garage, outbuilding.

GARAGE

Up and over door, side aspect windows, lighting

OUTBUILDING

Front aspect window, front aspect frosted glass door, lighting

COUNCIL TAX

London Borough of Hillingdon -
Band D - £1,952.38

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

DISTANCE TO STATIONS

South Ruislip (0.9 Mi) - Central
Line

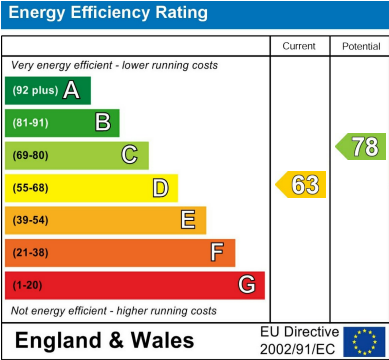
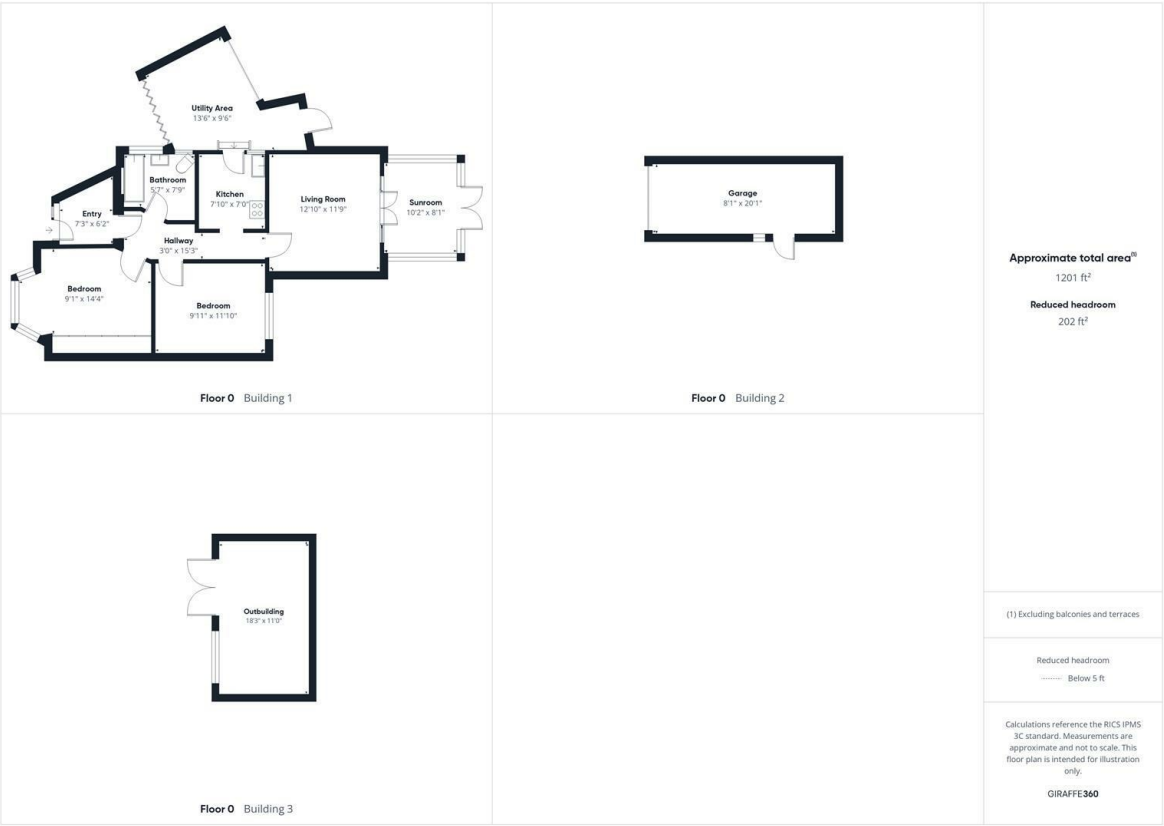


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