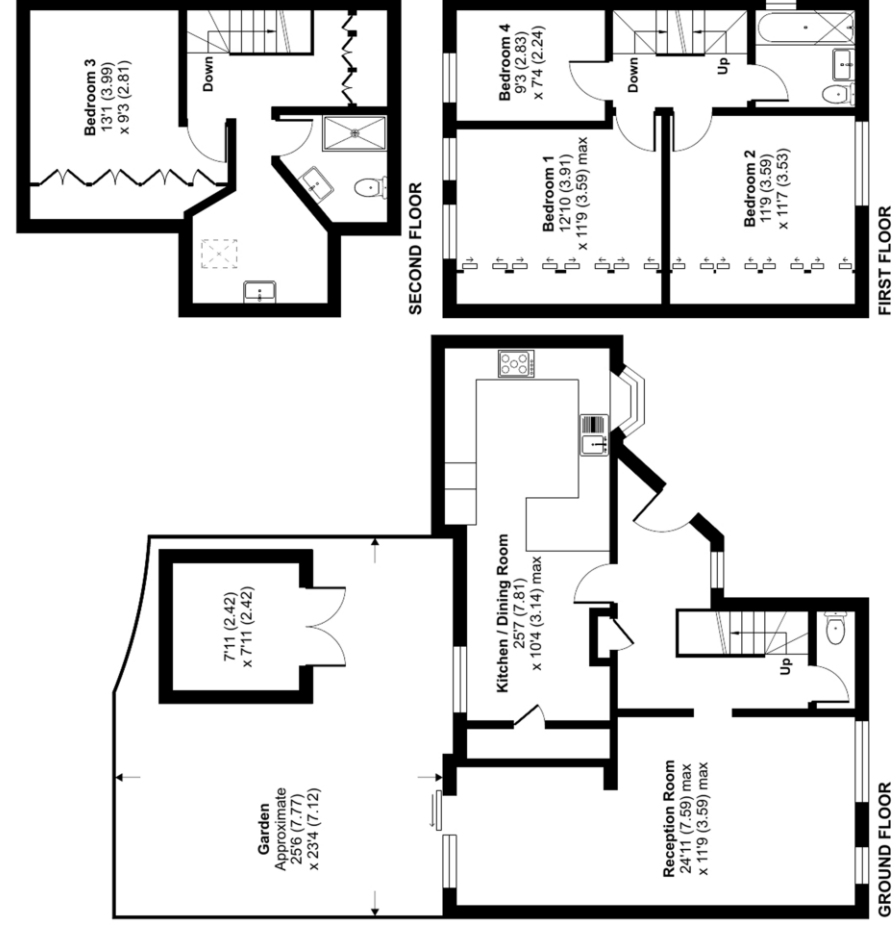




Paddock Road, Ruislip, HA4

Approximate Area = 1455 sq ft / 135.1 sq m
 Outbuilding = 63 sq ft / 5.8 sq m
 Total = 1518 sq ft / 140.9 sq m

For identification only - Not to scale



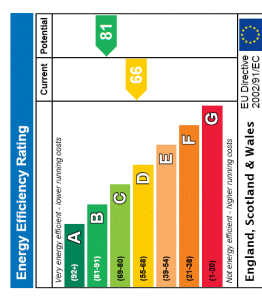
Pinner Office Sales & Lettings
 13 Bridge Street, Pinner,

HA5 3HR

T: 020 8866 2300

sales@rawlinsongoldpinner.com

www.rawlinsongoldpinner.com



Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Rawlinson Gold.

Key Features & Description

- Semi Detached Home
- Four Bedrooms
- Two Bathrooms
- Kitchen/Dining Room
- Utility Area
- Reception Room
- Garden
- Driveway for numerous Cars

We are delighted to present to the market this four-bedroom family home. Ideally located for Field End School and only a short walk from the amenities Field End Road and transport links including Metropolitan & Piccadilly lines from Eastcote station and Central and Chiltern lines from South Ruislip station, both a short walk from the property.

This property offers spacious living accommodation and comprises of:

a large entrance way leading to living room. Modern and spacious kitchen/dining room leading out into the garden.

On the first floor there is three double sized bedrooms and family bathroom. The staircase continues up to the second floor which encompasses the spacious master bedroom. This room comes complete with an en-suite shower room and a powder room with plenty of additional storage. This exceptionally unique property boasts of off-street parking for numerous cars.

