



- Five Bedrooms
- Beautifully Presented
- Garage
- Close By To Well Regarded Schools
- Double Glazing & Gas Central Heating

- Detached
- Ample Off Street Parking
- Quiet Residential Road
- Set Over 2,000 SQ FT
- EPC Rating D

An extended FIVE bedroom detached family home nestled in a quiet residential road in Ruislip. Boasting bright spacious rooms throughout this property is finished to a very high standard and is perfectly located to local amenities, excellent transport links and a number of highly regarded schools.

The property briefly comprises, welcoming entrance hallway with doors leading to a 27FT lounge, modern fitted kitchen with space for a dining table, separate utility room, study, spacious shower room and two double bedrooms. To the first floor there are a further three well proportioned bedrooms, the master with own en suit shower and a sperate family bathroom. To the front you have off street parking for up to six cars and access to a garage. There is a well maintained rear garden which is mostly laid to lawn with patio area.

Situated on Westbury Close a quiet residential road in Ruislip, which is within close proximity of both Ruislip Manor and Ruislip High Street stations which both have access to the Metropolitan/Piccadilly lines. Along with an array of coffee shops, supermarkets, restaurants and convience stores. For families there are a number of highly regarded primary and secondary schools within walking distance.

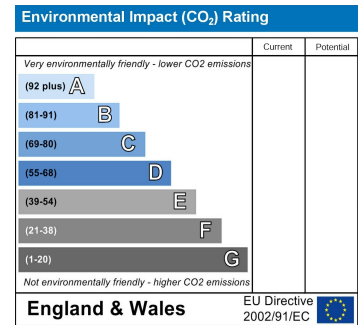
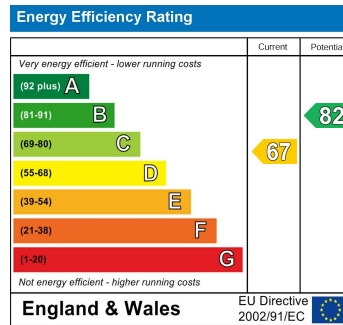
Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract.

Disclaimer:

These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested.

Buyers information:

In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months).

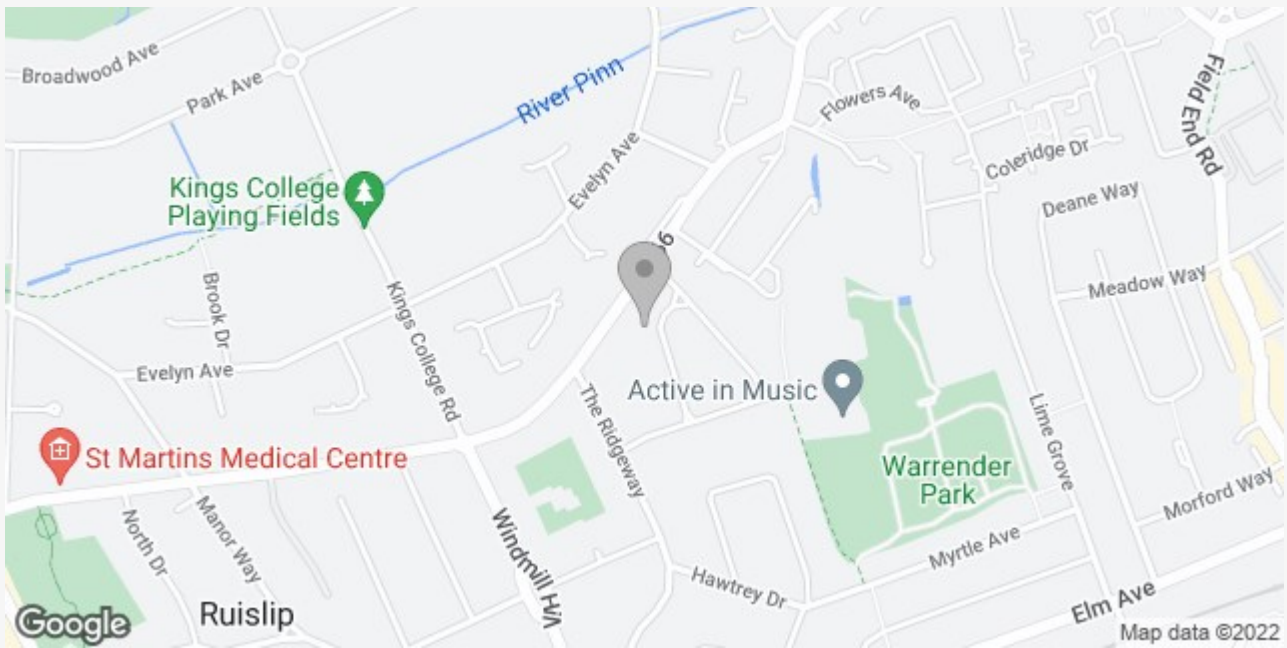


Approx Gross Internal Area 189 Sq M - 2,034 Sq Ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.