



- Three Bedroom House
- Recently Redecorated
- New Boiler And Radiators Throughout
- Council Tax Band D
- Close to South Ruislip Station

- Semi Detached
- Downstairs Washroom
- Large Garden
- Gas Central Heating
- EPC Rating D

A delightful THREE Bedroom semi detached family home, situated in a quiet residential area with access to highly regarded local schools, amenities and South Ruislip Underground Station.

This property benefits from being fully refurbished internally, and is in 'ready to move in' condition, with a well maintained rear garden and fresh, clean interiors, and a downstairs shower room. Briefly comprising; entrance hall to lounge, stairs leading to first floor, 'Galley Style' kitchen, and the downstairs shower room. You will find the dining room off the lounge and both the kitchen and the dining room provide direct garden access, to the first floor you will find three well proportioned bedrooms and the family bathroom.

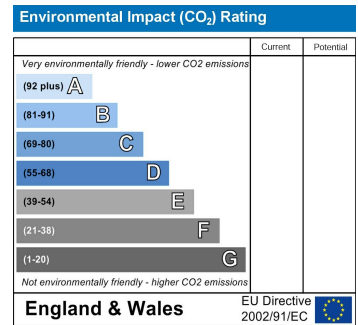
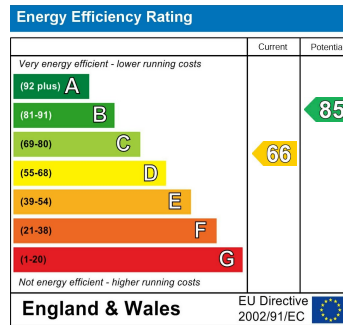
Further Benefits Include; gas central heating, new double glazing throughout, new boiler and radiators throughout, ready to move in immediately, garage to the rear of the garden accessed via private access road, large garden to enjoy the summer months.

Canfield Drive is a quiet suburban road, situated in the heart of South Ruislip, extremely well connected to the motorway and train network, and located within the catchment of popular local schools. There is also an abundance of local shopping facilities nearby, as well as the new Old Dairy development with its cinema and large supermarket a short stroll away.

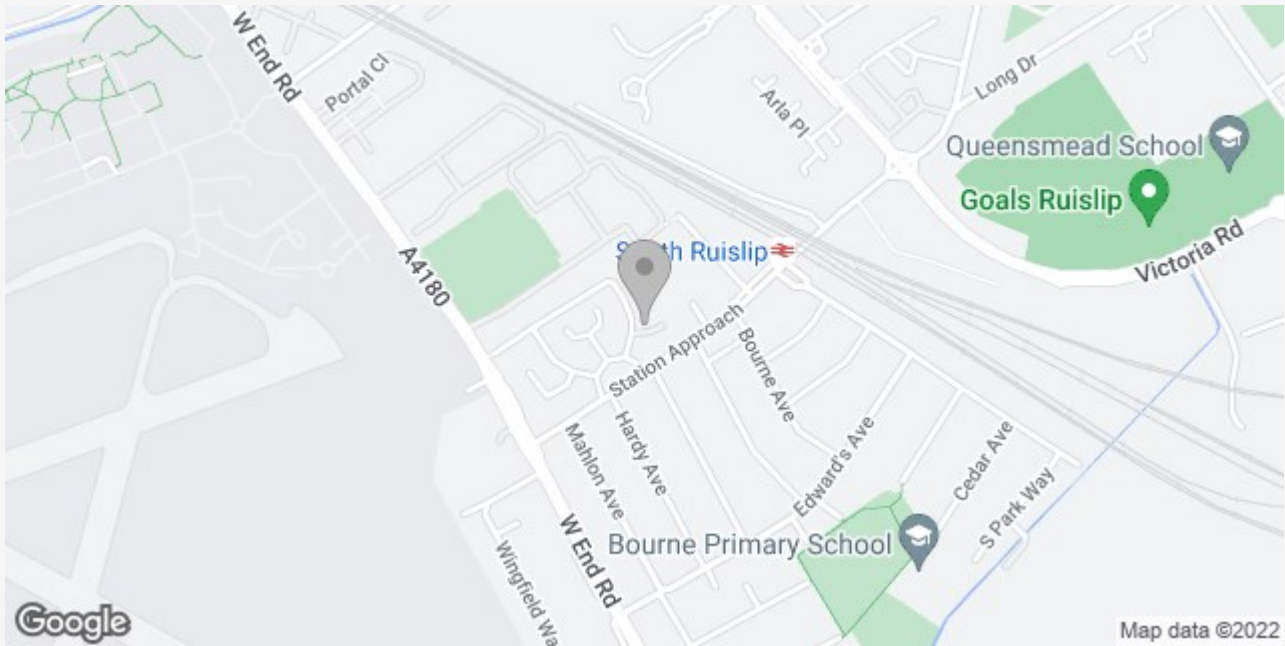
Available immediately unfurnished.

Price - rent: £1,850.00 pcm
 Deposit: £2,134.61 (5 week's rent)
 Length of tenancy: Minimum 12 months with 6 months break clause
 Local authority: Hillingdon Council
 Council tax band: D

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



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.