



- THREE Bedrooms
- Potential To Extend (STPP)
- South West Garden
- Central Line Nearby
- Excellent Schooling Nearby

- Driveway For 2 Cars
- End Of Terrace
- South Ruislip Location
- No Chain
- EPC Rating D

No Chain! Lakin & Co are delighted to bring to the market this superb THREE Bedroom end of terrace family home, located within the heart of south Ruislip and would provide a fantastic opportunity for the growing family to purchase.

This property briefly comprises a wide and welcoming entrance hallway, leading off the hallway you will find a 26 ft long through-lounge to diner, 'galley style' kitchen, and stairs leading to the first floor.

on the first floor you will find two large double bedrooms, a single bedroom and family bathroom. The potential that comes along with this property is fantastic, as it is currently unexpended any prospective purchaser could extend and design the house how they wish (S.T.T.P).

Externally the South-West facing garden lends itself perfectly to hosting any occasion, the rear double garage is large enough to fit the average family car and the workshop/shed is ideal for stowing away those garden tools.

Situated on Royal Crescent, a quiet residential road in Ruislip, which is within close proximity of both South Ruislip and Northolt stations which both have access to the Metropolitan/Piccadilly lines. The bus links are also excellent with easy access to a variety of locations. Along with an array of coffee shops, supermarkets, restaurants and convenience stores. For families there are a number of highly regarded primary and secondary schools within walking distance.

These properties always achieve fast interest so don't delay, please call us to arrange a viewing!

**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.

Price - £625,000

Tenure: Freehold

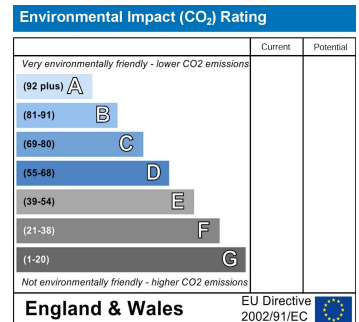
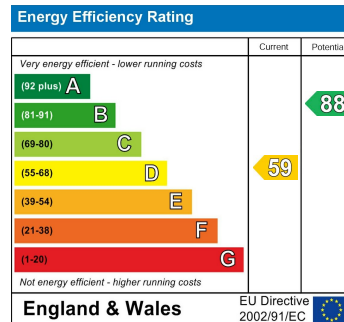
Local Authority: Hillingdon Council

Council Tax Band: E

**Buyers information:**

In accordance with HMRC Anti Money Laundering

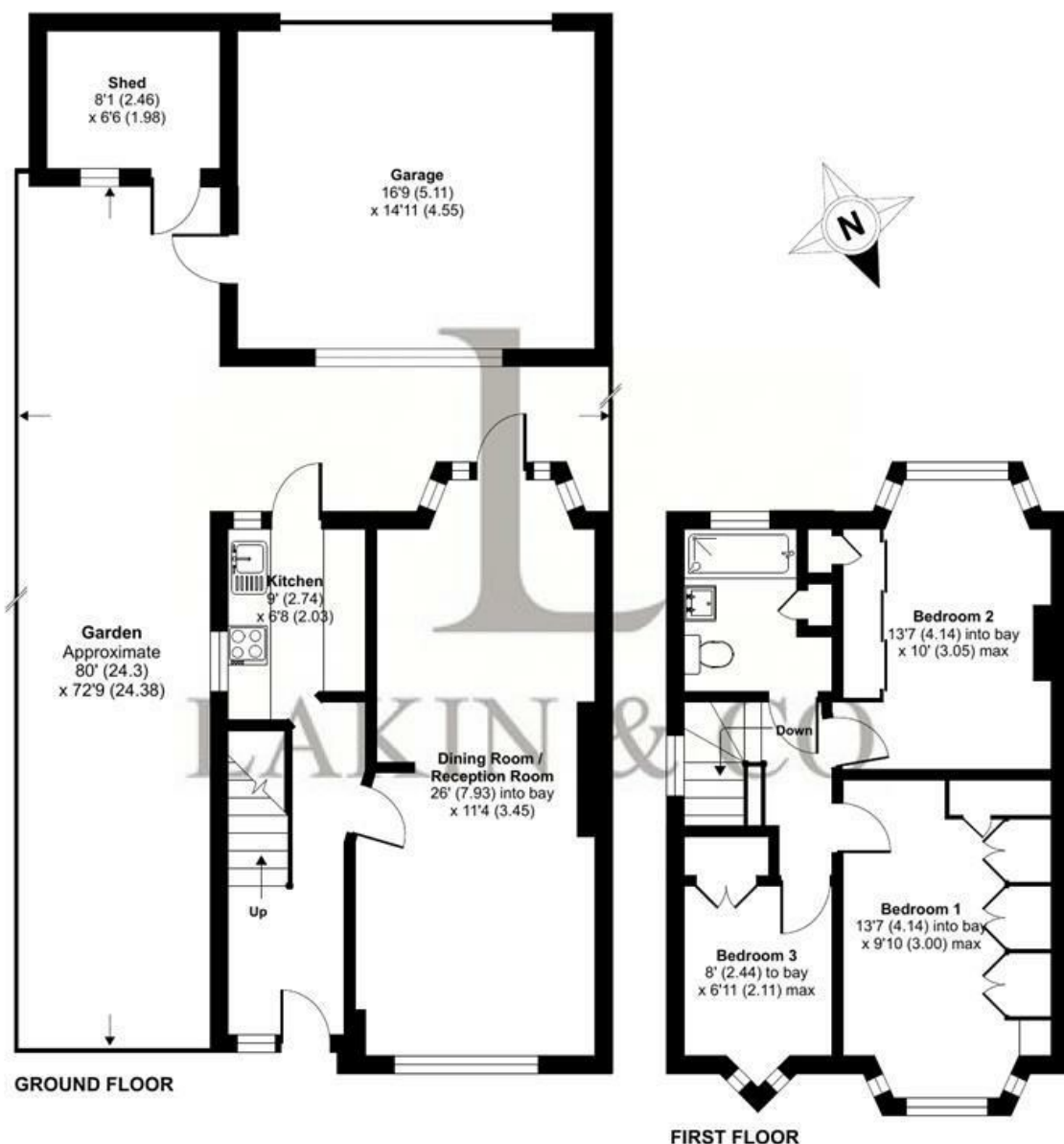
Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months).





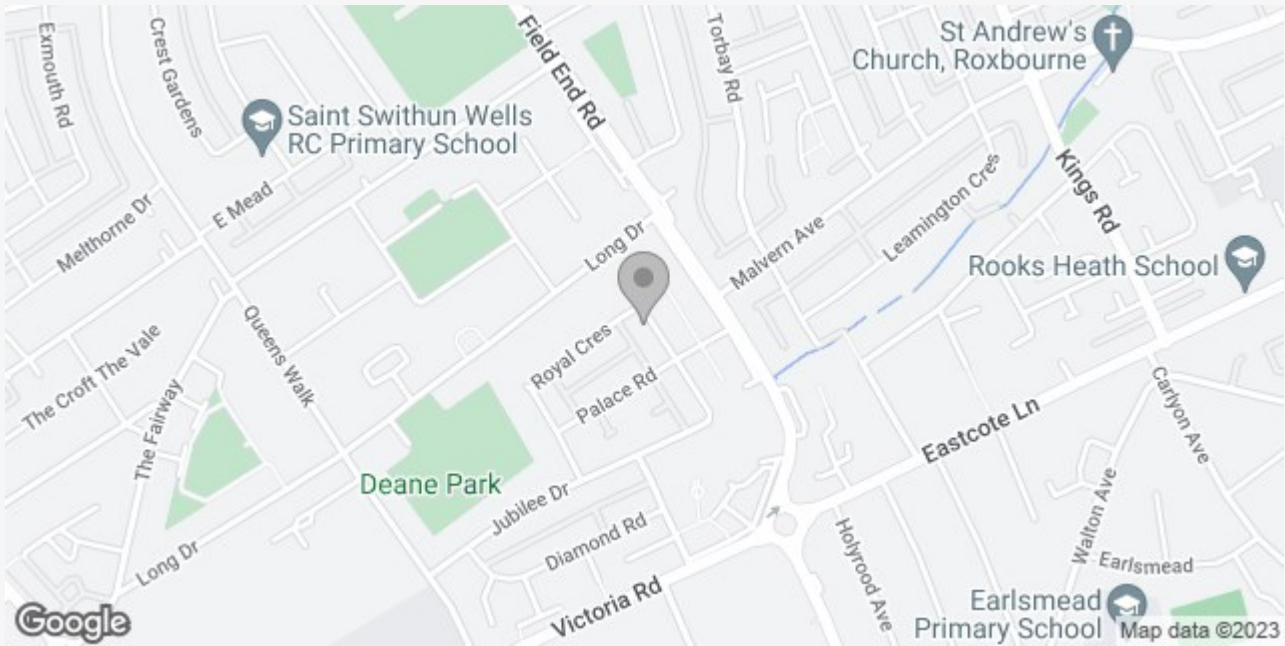
## Royal Crescent, Ruislip, HA4

Approximate Area = 896 sq ft / 83.2 sq m  
Outbuilding / Garage = 311 sq ft / 28.8 sq m  
Total = 1207 sq ft / 112.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2022. Produced for Lakin & Co. REF: 888839

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.