



A Luxurious and beautifully styled three/four bedroom Town house
Blagrove Crescent, Ruislip, Middlesex HA4 8FS

ROBSONS

Asking Price: £2,500 pcm

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• FOUR BEDROOMS • CONSERVATORY • FAMILY BATHROOM • EN-SUITE • ALLOCATED PARKING • KITCHEN/DINING ROOM • FURNISHED • GARDEN

Description

This contemporary three/four bedroom town house is elegant and beautifully styled throughout offering luxurious living accommodation arranged over three impressive floors. This sizable home is located in the highly sought after gated development Sandringham Grange. To the ground floor is an entrance hallway with access to a fully equipped open plan kitchen/dining room featuring many modern inclusions and ample storage cupboards which flows in to a conservatory with french doors leading to the rear garden. Finishing off the ground floor is a forth bedroom and a well-appointed cloakroom. To the first floor is a stylish reception room, two well-presented bedrooms and a modern family bathroom. To the second floor is a master bedroom suite complete with a range of storage cupboards and en-suite bathroom and further bedroom. To the rear of the property is a low maintenance landscaped garden.

Location

Located in the Sandringham Grange development Pinner, Eastcote and Ruislip can be found close by offering a variety of shops, restaurants, coffee houses and popular supermarkets.

Transport facilities are close by with Eastcote tube station providing access to the metropolitan and Piccadilly lines, these lines provide a fast and frequent service in to the heart of central London and beyond.

The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.





Additional Information

- Local Authority: London Borough of Hillingdon
- Council Tax Band: F
- Energy Efficiency Rating: Band B
- Available Date: 03/08/2021

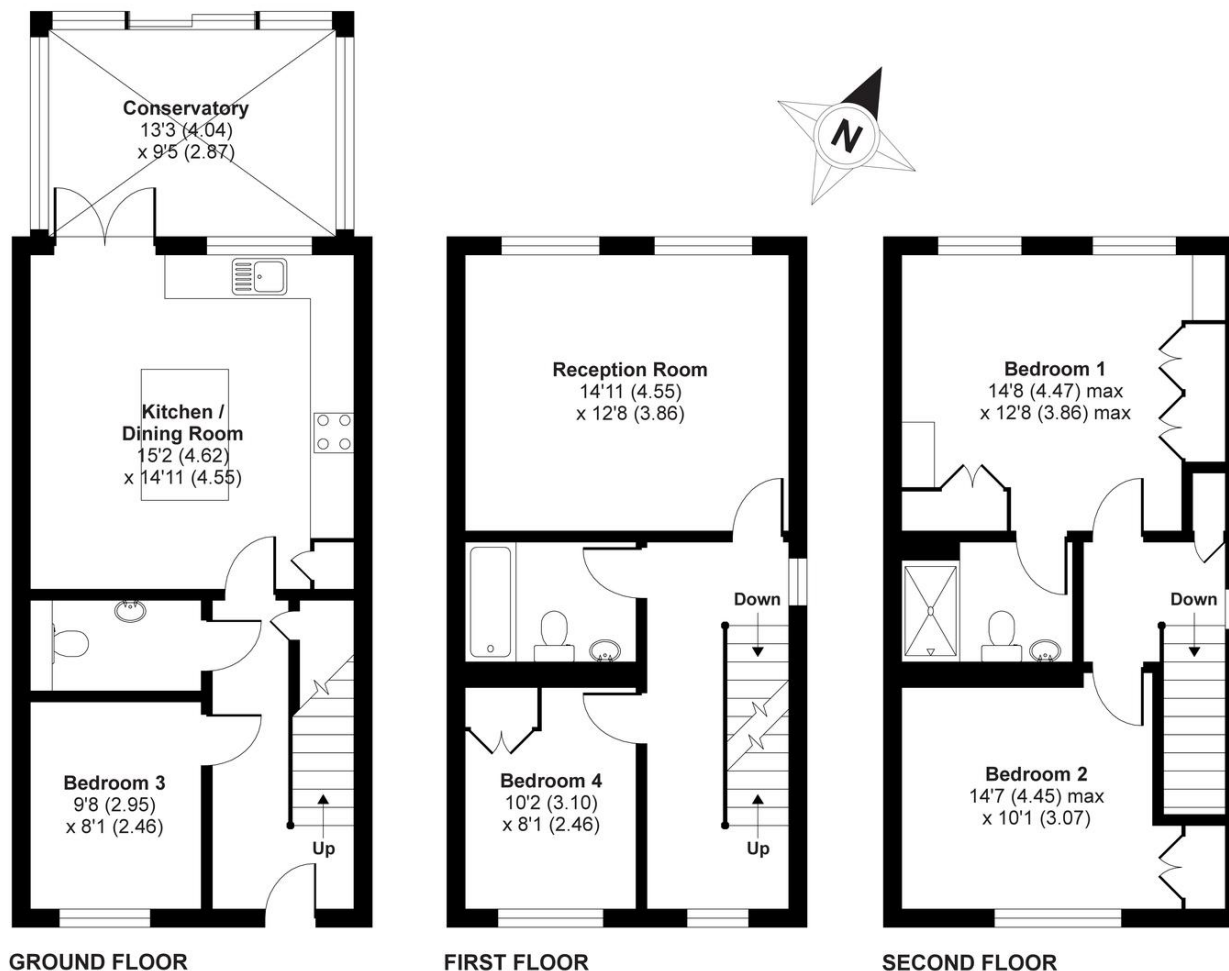
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		91	(92-100) A		92
(81-91) B	81		(81-91) B	82	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



APPROX. GROSS INTERNAL FLOOR AREA 1471 SQ FT 136.7 SQ METRES



'For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.'

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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