



**A THREE BEDROOM SEMI DETACHED FAMILY HOME IN A DESIRABLE LOCATION  
WITH NO ONWARD CHAIN**

Eastcote Road, Ruislip, Middlesex, HA4 8BN

**ROBSONS**



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**LIVING ROOM & DINING ROOM • KITCHEN • GUEST WC • THREE BEDROOMS • FAMILY BATHROOM • ATTRACTIVE REAR GARDEN • DRIVEWAY WITH OFF-STREET PARKING • GARAGE • SCOPE TO EXTEND (STPP) • NO ONWARD CHAIN**

### Description

Situated in a sought-after location, this bright and welcoming three-bedroom semi-detached home offers generous living space and is ideal for growing families, with scope to extend (STPP). Offered with no onward chain, it provides an excellent opportunity for buyers to move quickly.

On the ground floor, a light-filled hallway leads to a spacious front-aspect reception room, complete with a charming bay window. The separate dining room features French doors that open directly onto the garden, creating a seamless indoor-outdoor flow with access to a guest WC. The kitchen is well-appointed with ample fitted units, space for freestanding appliances, and a door providing direct access to the garden.







Upstairs, you'll find three well-appointed bedrooms and a family bathroom, offering spacious accommodation for the whole family.

Outside, the property boasts a beautifully maintained rear garden with a lush lawn, mature flowerbeds and shrubs, a patio area perfect for entertaining, and a garden shed. To the front, there is off-street parking, a garage, and side access to the rear garden.

Located in a family-friendly neighbourhood with excellent transport links, schools, and local amenities, this property is not to be missed.

### **Location**

Eastcote Road is a popular road due to its close proximity to Ruislip Manor, Ruislip and Eastcote High Street's which offer a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local Bus Links and both the Metropolitan and Piccadilly Lines at Ruislip Manor Station, providing a fast and frequent service into the heart of Central London and beyond. The area is also well served for primary and secondary schools, children's parks/playgrounds.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: E

Energy Efficiency Rating: D

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.





Approximate Gross Internal Area  
 Ground Floor = 59.8 sq m / 644 sq ft  
 First Floor = 45.8 sq m / 493 sq ft  
 Garage = 10.4 sq m / 112 sq ft  
 Total = 116.0 sq m / 1,249 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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