



Station Approach
South Ruislip
Ruislip
Greater London
HA4 6SB

Offers in Excess of £640,000

bettermove

Station Approach

Ruislip

Bettermove are proud to present this 4 bedroom semi-detached house in Ruislip.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, dining room, 1 bedroom with en-suite and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Ruislip, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A40, South Ruislip train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

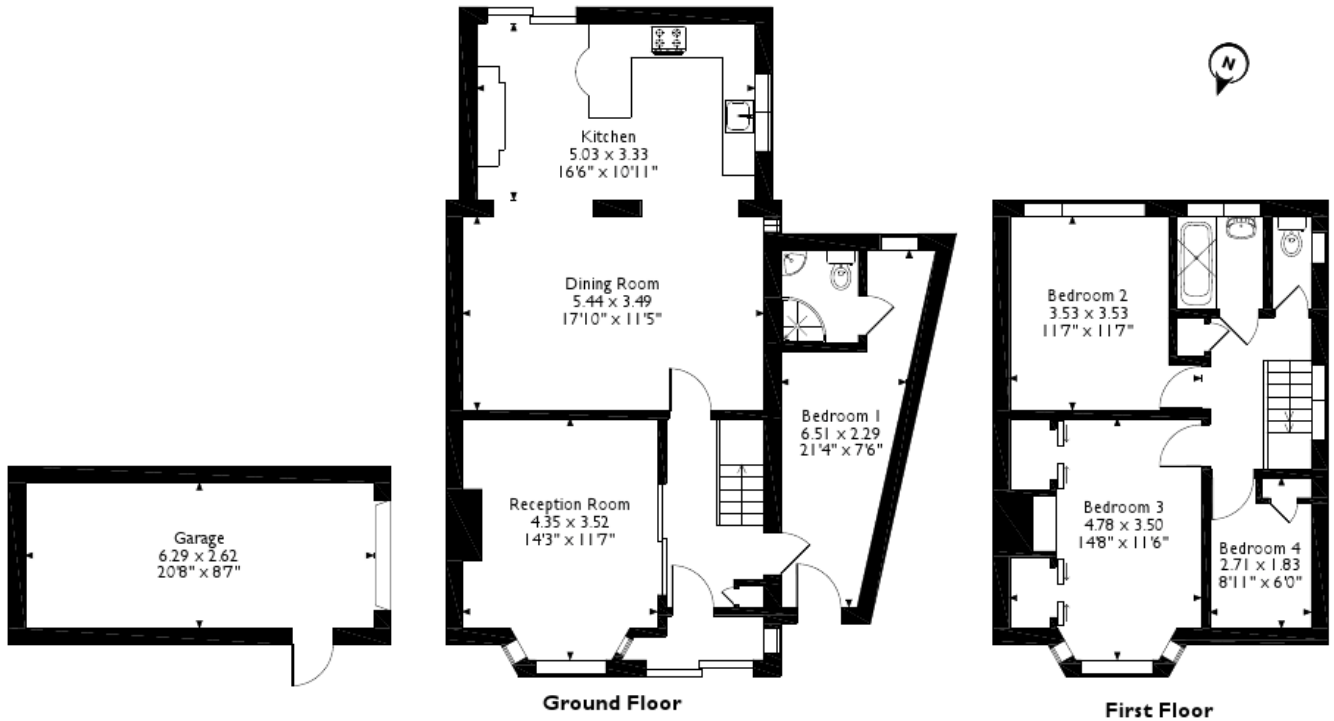
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Station Approach, South Ruislip, Ruislip
 Approximate Gross Internal Area
 Main House = 117 Sq M/1259 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 133 Sq M/1431 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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