



## EDWARDS AVENUE, RUISLIP

£565,000

**\*\* NO ONWARD CHAIN \*\*** A bright and spacious three bedroom semi detached house conveniently located within 0.2 miles from South Ruislip tube which is on the Central/Main Line, offering a swift service into Central London. The property briefly comprises spacious hallway, downstairs W/C, modern fitted kitchen, spacious living room with French doors opening out into private garden, three bedrooms off first floor landing and bathroom. Further benefits include double glazing, gas central heating, private rear garden with gated side access, off street parking and integral garage.

- THREE BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LIVING ROOM WITH DIRECT ACCESS TO GARDEN
- MODERN FITTED KITCHEN AND BATHROOM
- DOWNSTAIRS W/C
- OFF STREET PARKING
- INTEGRAL GARAGE VIA OWN DRIVEWAY
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- NO UPPER CHAIN DELAYS

## Ground Floor

### Hallway

Entrance into hallway via side aspect frosted double glazed door, power point, radiator, wall mounted show storage, laminate flooring.

### Downstairs W/C

Low level W/C, vanity hand wash basin, tiled walls, tiled flooring.

### Kitchen

6' 7" x 8' 2" (2.01 m x 2.49m) Front aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with oven below and overhead extractor fan, stainless steel splash back, space for washing machine, space for fridge/freezer, tiled walls, power points, spot lighting, wall mounted cupboard enclosed boiler, tiled flooring.

### Living Room

16' 8" x 11' 9" (5.08m x 3.58m) Rear aspect double glazed French doors to garden, two rear aspect double glazed windows, coved ceiling, radiator, power points, phone point, TV aerial, laminate flooring.

## First Floor

### Landing

Side aspect frosted double glazed window, loft access, airing cupboard, power point, carpeted flooring.

### Bedroom One

12' 8" x 9' 10" (3.86m x 3.00m) Front aspect double glazed window, range of fitted wardrobes, radiator, power points, carpeted flooring.

### Bedroom Two

11' 9" x 8' 7" (3.58m x 2.62m) Rear aspect double glazed window, radiator, power points, carpeted flooring.

### Bedroom Three

8' 5" x 7' 7" (2.57m x 2.31m) Rear aspect double glazed window, radiator, power points, laminate flooring.

### Bathroom

8' 9" x 6' 3" (2.67m x 1.91m) Front aspect frosted double glazed window, low level W/C, vanity hand wash basin, p-shaped bath with glass shower screen, wall mounted shower with attachment, fully tiled walls, medicine cabinet, radiator, tiled flooring.

## Outside

### Front Garden

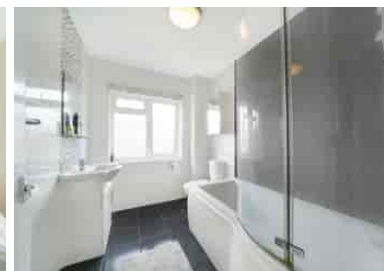
Off street parking via own driveway, laid lawn, side access to rear garden via wooden gate path leading to entrance.

### integral Garage

16' 2" x 8' 2" (4.93m x 2.49m) Front aspect up and over door.

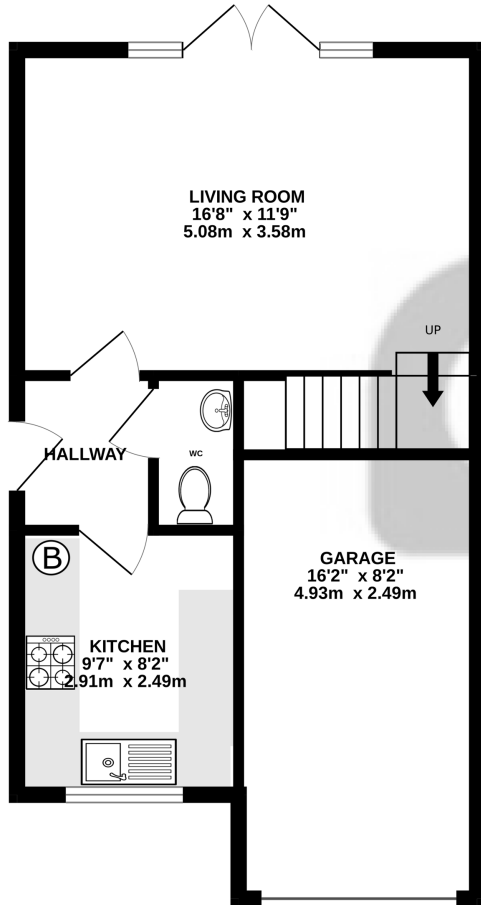
### Rear Garden

Patio leading to lawn, stocked borders, fence enclosed, side access to front garden via wooden gate.

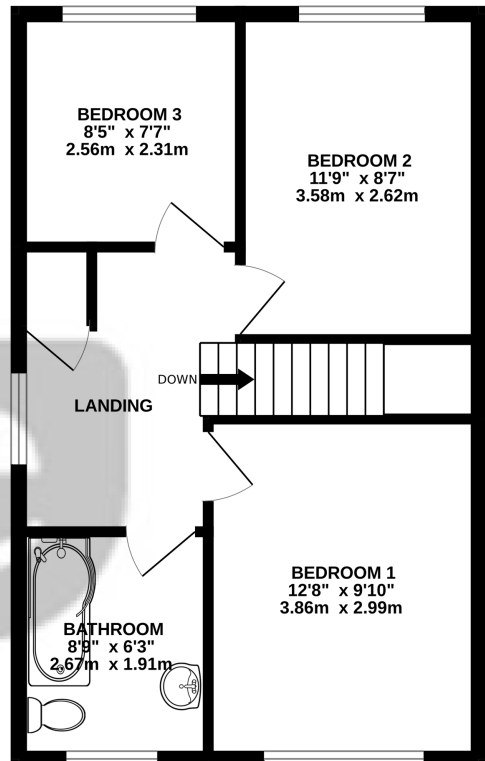


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GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 983sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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