



LAWRENCE RAND



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Acorn Grove, Ruislip, Middlesex, HA4 6PL

£565,000

Key features:

- Three bedroom semi-detached house
- Modern fitted kitchen
- Through lounge/dining room
- Downstairs guest cloakroom
- Family bathroom
- Outbuilding

**About the property:**

This three bedroom semi-detached house is in a convenient location close to shops, amenities and transport links. The house is set over two floors and ideal for the growing family.

The property accommodation comprises: the front door opens into the hallway leading to a spacious lounge/dining room. Decorated in warm tones with a front aspect bay window, the light filled lounge flows through into the dining room. The modern fitted kitchen has a good range of wall and base units, integrated appliances and a built in oven. The ground floor benefits from a guest cloakroom.

To the first floor there are three comfortable bedrooms along with a family bathroom.

Outside, the rear garden offers a small patio with pathway leading lawned area. There is also a wooden outbuilding which can be used for additional storage or a home gym/office. The front of the property is block paved.

Amenities:

Acorn Grove is just moments from both shopping and transport facilities, including Ruislip Gardens station which operates a Central Line service into

the heart of London. Metropolitan and Piccadilly Line Stations are also accessible locally. Alternatively for the motorist the A40/Western Avenue is just a short drive away. There are also some of the areas popular schools including Ruislip Gardens primary and Ruislip High.

Verified Material Information

London Borough of Hillingdon

Council tax band: D

Council tax annual charge: £1863.91 a year (£155.33 a month)

Tenure: Freehold

Property construction: Standard form

Energy Performance rating: D

Suppliers:

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Additional information:

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

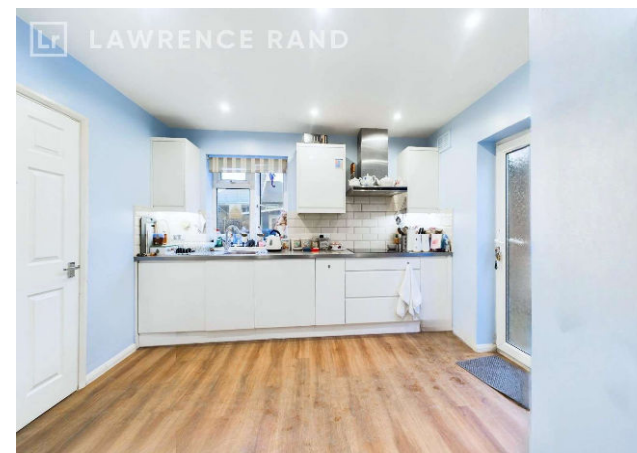
Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.