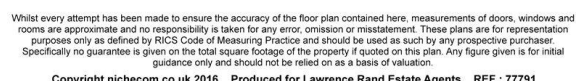


APPROX. GROSS INTERNAL FLOOR AREA 731 SQ FT 67.9 SQ METRES



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. Always check the details before agreeing to purchase. This includes checking on the existence of relevant permissions. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings/Sketches/Plans - This representation is provided for general guidance and is not to scale.



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Estate Agents





## Chelston Road Ruislip £1,450 per month

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D	63	66
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### Key features

- Fantastic location
- Mid terraced house
- Three bedrooms
- Spacious lounge
- Fitted kitchen
- Utility room

### Property details

Always popular, this lovely three bedroom B Type manor house makes a perfect family home.

Softly decorated throughout, the accommodation briefly comprises; a small entrance lobby with stairs to the first floor and access into the lounge. The lounge has a large bay window attracting natural light to flood the room and features attractive wood flooring and a lovely fire and fire surround. From the lounge there is access into the neatly appointed kitchen, where you will find a host of wall and base units, some integral appliances and ample room for a table and chairs. The ground floor is completed with a utility room just off the kitchen.

Rising to the first floor, there are three fresh, bright bedrooms and a fully tiled modern fitted bathroom with vanity wash hand basin, back to wall WC and bath tub with glass shower door and overhead shower.

The rear garden has a small patio and pathway, with lawned area edged with bushes and shrubs, while there is a neat gated frontage.

Chelston Road is walking distance to the heart of Ruislip Manor with its great range of shops, restaurants and coffee shops. Bus services and the Metropolitan/Piccadilly tube offer excellent transport links. For families the property is also close to parkland and good schools.



We are local people who support our local community. We have unrivalled expertise and knowledge of the surrounding area

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