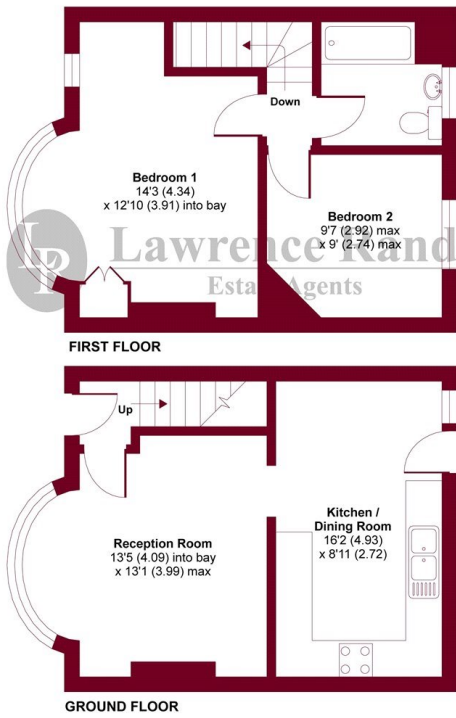


# Floorplan

APPROX. GROSS INTERNAL FLOOR AREA 694 SQ FT 64.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2016 Produced for Lawrence Rand Estate Agents REF : 141944

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.



## Whitby Road Ruislip



Lawrence Rand  
Estate Agents







Whitby Road  
Ruislip  
£1,450 per month

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	64	64
B	B	64	64
C	C	64	64
D	D	64	64
E	E	64	64
F	F	64	64
G	G	64	64

## Key features

- Mid terrace house
- Newly Decorated
- Two bedrooms
- Garage
- Excellent location for local amenities and highly regarded schools

## Property details

A beautifully presented two bedroom mid terraced property which has been newly decorated throughout.

The accommodation briefly comprises of an entrance lobby, with stairs to the first floor and a door leading into the spacious light filled lounge with a stone fireplace. From the lounge there is a newly refurbished kitchen with a range of wall and base units including a built in oven and hob.

To the first floor there are two good sized bedrooms, with the master having the added benefit of fitted wardrobes. Also located on the first floor is the modern fitted family bathroom.

To the rear of the property the low maintenance garden is laid to lawn. The property comes with full use of a garage with access at the end of the garden. Completing the property is a lawned front garden.

Whitby Road is a residential road enjoying its setting close to parks and local amenities at Ruislip Manor, South Ruislip and Eastcote and is located in close proximity to a number of local schools. The property is within easy reach of a number of tube stations offering access to the City and West End on the Metropolitan/Piccadilly and Central lines. For the motorist the A40/M25 and its access into London and the Home Counties is a short drive away.



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

0208 866 2727  
lawrence-rand.co.uk

**Lawrence Rand**  
Estate Agents