



- Direct access to private garden
- Off street parking
- One bedroom house
- No chain

2a Whitebutts Road, Ruislip, HA4 0NB

Guide Price £300,000

A beautifully presented one bedroom house featuring a rear garden and off street parking for one car. Conveniently positioned, it provides easy access to Eastcote's vibrant high street, train station, and a selection of highly regarded schools.



Property Description

LOCATION

Whitebutts Road is perfectly positioned just moments from Eastcote, Ruislip Manor and South Ruislip shopping and transport facilities. Eastcote station (Metropolitan/Piccadilly) is a short distance away whilst South Ruislip Station - approximately half a mile away is serviced by both tube and train lines into Marylebone Station in just 25 minutes and with regular trains every 15 minutes. For the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. For families, there are a number of highly regarded schools including St Swinthur Wells Primary, Queensmead and Ruislip High. Nearby leisure facilities include Highgrove swimming pool and gym and Cavendish Playing Fields.

THE PROPERTY

A beautifully presented one bedroom house featuring a rear garden and off street parking for one car.

The accommodation comprises:

Entrance Hall

Downstairs WC

Kitchen

Lounge with patio doors leading to a private garden

First Floor: A double bedroom and the main bathroom

DETAILS OF SALE

Freehold

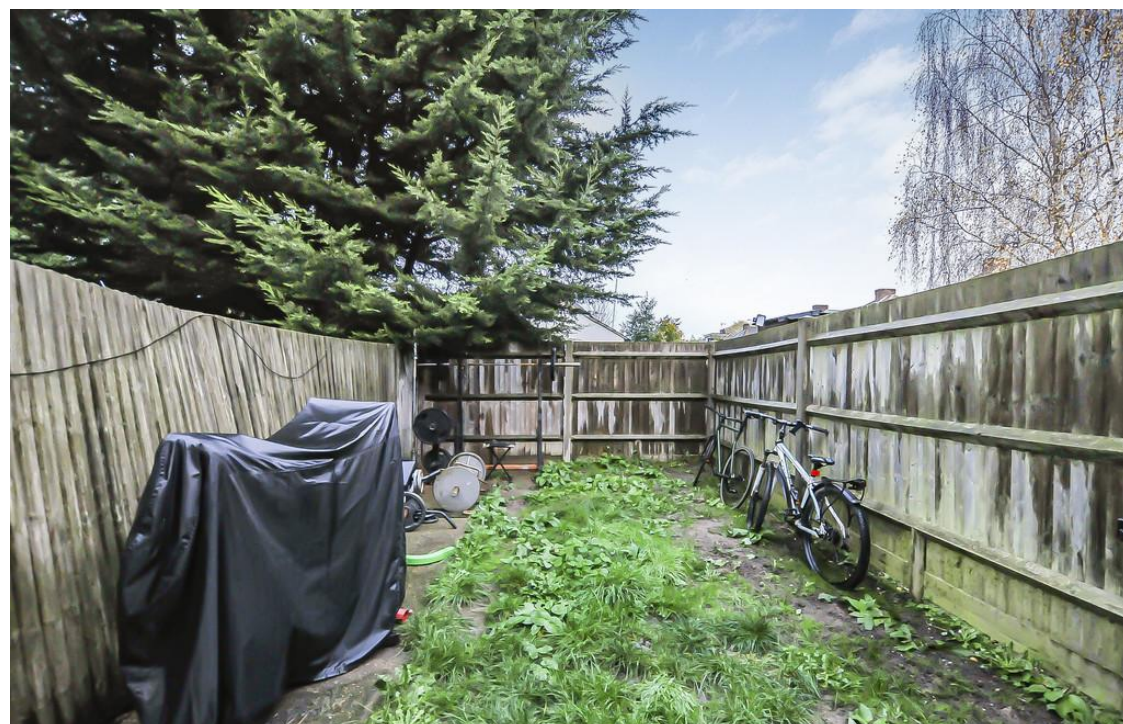
No Chain

EPC rating - D

513 SQ FT

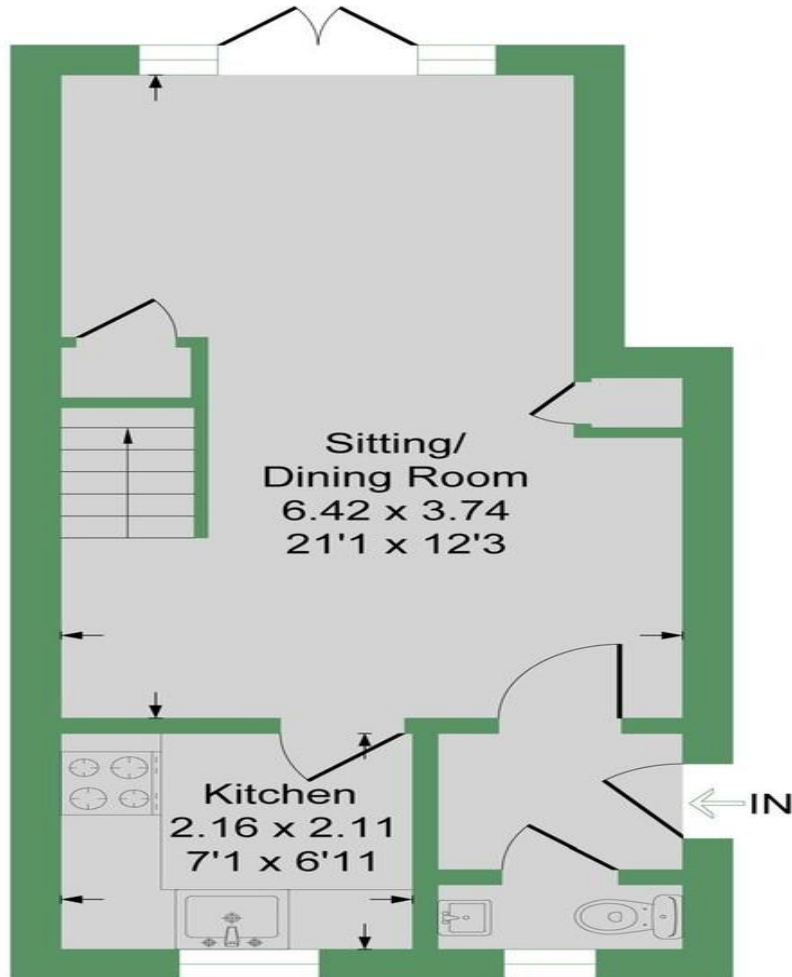
<https://find-energy-certificate.service.gov.uk/energy-certificate/0460-2837-7749-9701-3711>



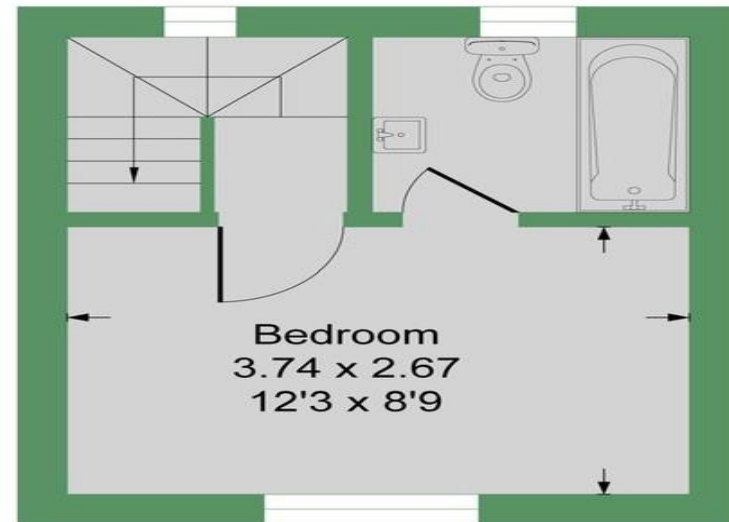


Whitebutts Road

Approximate Gross Internal Floor Area = 47.6 sq m / 513 sq ft



Ground Floor
Approximate Floor Area
329.37 sq.ft
(30.60 sq.m)



First Floor
Approximate Floor Area
183.41 sq.ft
(17.04 sq.m)



Illustration for identification purposes only, measurements are approximate, not to scale.

Hillingdon office
11 Crescent Parade
Hillingdon
UB10 0LG

Uxbridge office
41 Belmont Road
Uxbridge
UB8 1QT

Hillingdon office 01895 231311
Uxbridge office 01895 707777
info@andrewsresidential.co.uk
www.andrewsresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Andrews Residential is a trading name of Halcdedix Limited, a limited company incorporated in England and Wales under registration number 10898495