



Queens Walk, South Ruislip, HA4



Lawrence Rand
Estate Agents



A three bedroom detached family home in good condition throughout, close to schools, parkland & South Ruislip amenities.



Queens Walk, South Ruislip HA4 0NS
Guide Price £379,950 Freehold

A neatly presented three bedroom, two reception room detached family home with off street parking to the front, close to local amenities.

- Three bedrooms
- Spacious lounge
- Separate dining room
- Off street parking to the front



For more information or to arrange a viewing please contact:

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www.lawrence-rand.co.uk

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1ST FLOOR
APPROX. FLOOR
AREA 45.0 SQ.M.
(484 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 49.6 SQ.M.
(534 SQ.FT.)

TOTAL APPROX. FLOOR AREA 94.6 SQ.M. (1018 SQ.FT.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not present the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2010

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 to 100) | A | | |
| (81 to 91) | B | | |
| (69 to 80) | C | | |
| (55 to 68) | D | | |
| (39 to 54) | E | 49 | |
| (21 to 38) | F | | |
| (1 to 20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 to 100) | A | | |
| (81 to 91) | B | | |
| (69 to 80) | C | | |
| (55 to 68) | D | | |
| (39 to 54) | E | 43 | 64 |
| (21 to 38) | F | | |
| (1 to 20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.