



40a Ickenham Road, Ruislip
Ruislip

Guide Price **£500,000**



40a Ickenham Road

Ruislip

Beautifully presented three-bed, two-bath maisonette with modern kitchen, bright reception, private garden, off-street parking, stylish finishes and ample storage. No chain. Early viewing advised.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three bedroom, two bathroom, split level maisonette
- Modern kitchen and bathrooms
- Filled with natural light and finished to a high standard throughout
- Excellent location close to Ruislip High Street and both Ruislip and West Ruislip Train stations
- Private front and rear gardens with seating areas
- Off street parking
- No chain



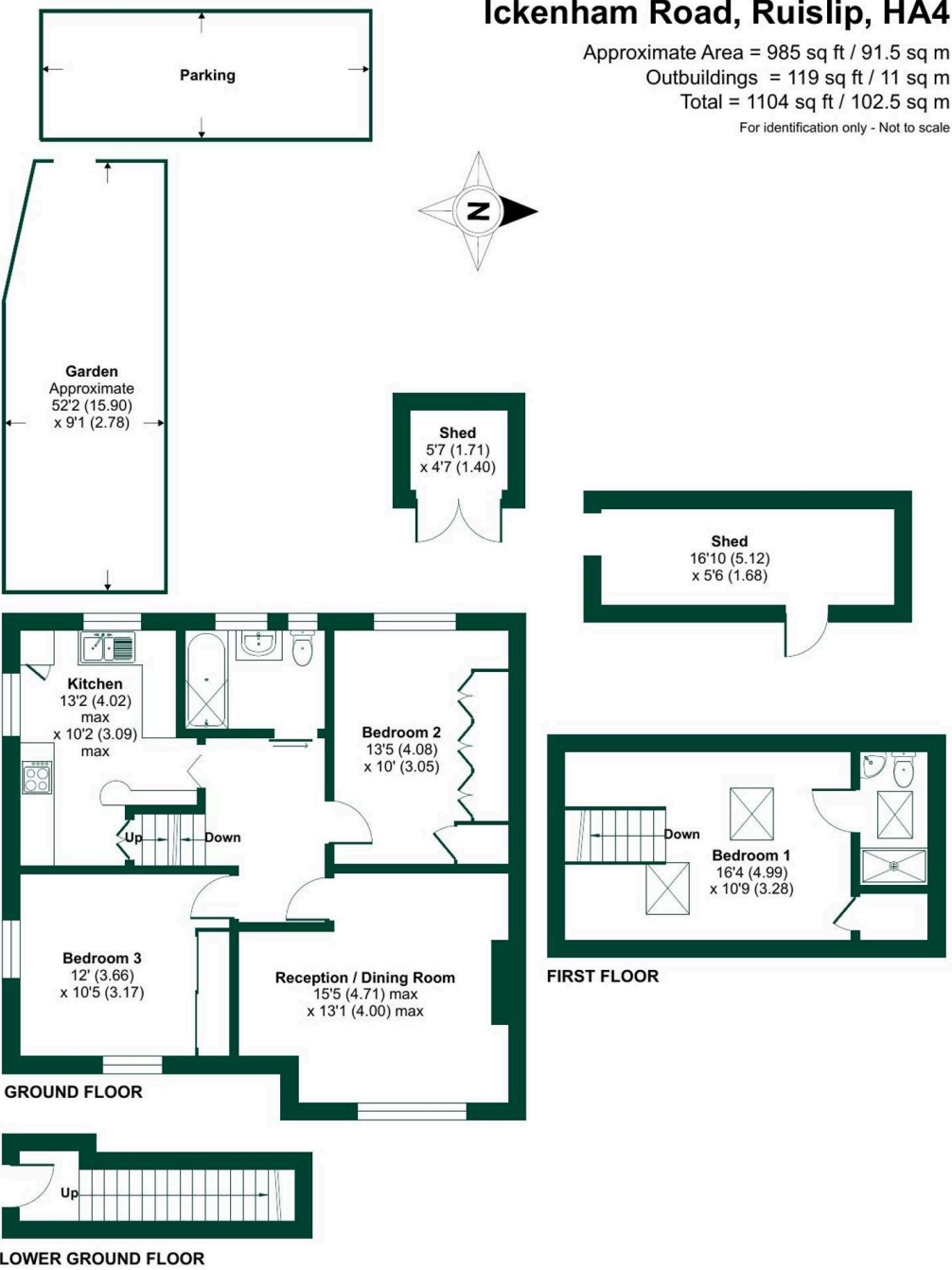
Ickenham Road, Ruislip, HA4

Approximate Area = 985 sq ft / 91.5 sq m

Outbuildings = 119 sq ft / 11 sq m

Total = 1104 sq ft / 102.5 sq m

For identification only - Not to scale





Sam Robbins Estate Agents

1B, High Street, Ruislip - HA4 7AU

01895 217 217

hello@samrobbins.co.uk

<http://www.samrobbins.co.uk>

