

ALLDAY  
& MILLER



Southbourne Gardens, Ruislip, HA4 9SQ  
£370,000

 2  1  1  C



## Southbourne Gardens, Ruislip, HA4 9SQ

**£370,000**

- Two Double Bedrooms
- Private Garden
- Modern Kitchen
- Leasehold
- Storage / Outbuilding
- First Floor Maisonette
- Own Private Entrance
- Ideal Investment Opportunity
- Bathroom
- 713 Sq Ft

## Description

This well-presented house offers a delightful living experience. Spanning an impressive 721 square feet, the property features two generous bedrooms, making it ideal for small families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception/dining room, perfect for both relaxation and entertaining. The fitted kitchen is functional and well-equipped and a family bathroom which completes this home.

## Situation

Situated in a popular residential area of Ruislip, Southbourne Gardens offers a peaceful yet highly convenient location ideal for families. The area is well served by a range of highly regarded local schools, including Field End Infant and Junior Schools, Sacred Heart Catholic Primary School, Bishop Ramsey Church of England School and Ruislip High School, along with several nurseries and independent options nearby. Ruislip High Street and Victoria Road are within easy reach, providing an excellent selection of shops, supermarkets, cafés, restaurants and everyday amenities, while larger shopping centres and retail parks are also easily accessible. For commuters, the property benefits from excellent transport links, with nearby Underground stations offering Metropolitan, Piccadilly and Central line services into Central London, as well as convenient road access to the A40, M40 and M25.



