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& MILLER



Lime Grove, Ruislip, HA4 8RW  
£450,000

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**£450,000**

- Ground Floor Maisonette
- Immaculate Condition Throughout
- Share of Freehold
- Large Private Rear Garden
- Catchment Area For Excellent Schools
- Two Double Bedrooms
- 991 Year Lease
- Excellent Location
- Outhouse With Electric Supply
- Walking Distance To Metropolitan Line

## Description

When entering the property you are welcomed with a large hallway that accesses all rooms. The first door on the right leads you to the living room with access to the properties private garden. Adjacent to the living room is the fitted kitchen with ample storage space. The front of the property boasts two large double bedrooms with the master bedroom benefitting from fitted wardrobes, both bedrooms include large bay windows. Completing the property is a bathroom with wash basin, w.c, and a bath.

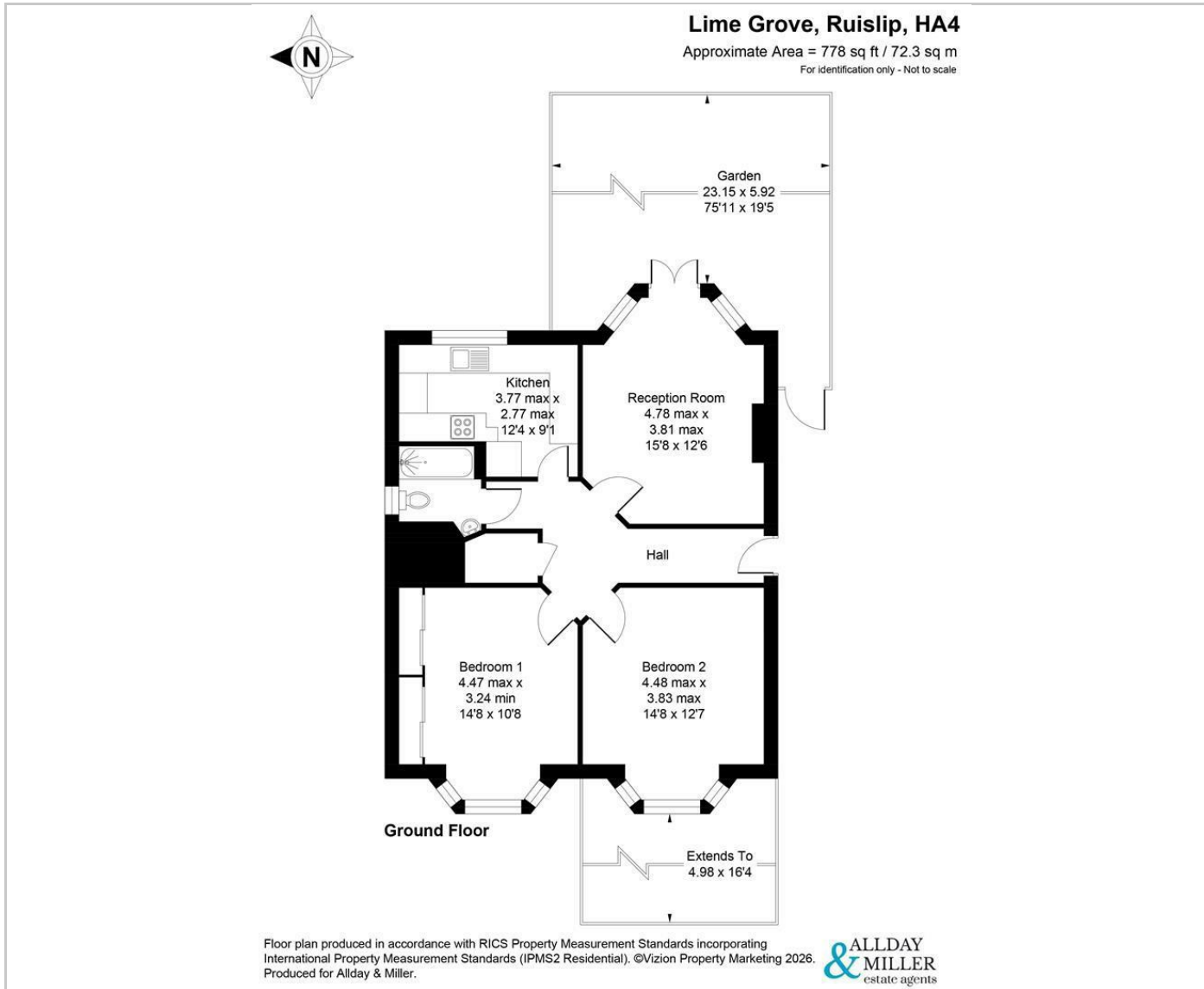
The front of the property is paved with access to the garden at the rear via a side gate. The rear garden is accessed via the living room patio doors, the garden is mostly laid to lawn with a patio area and outhouse at the end of the garden with an electric supply.

## Situation

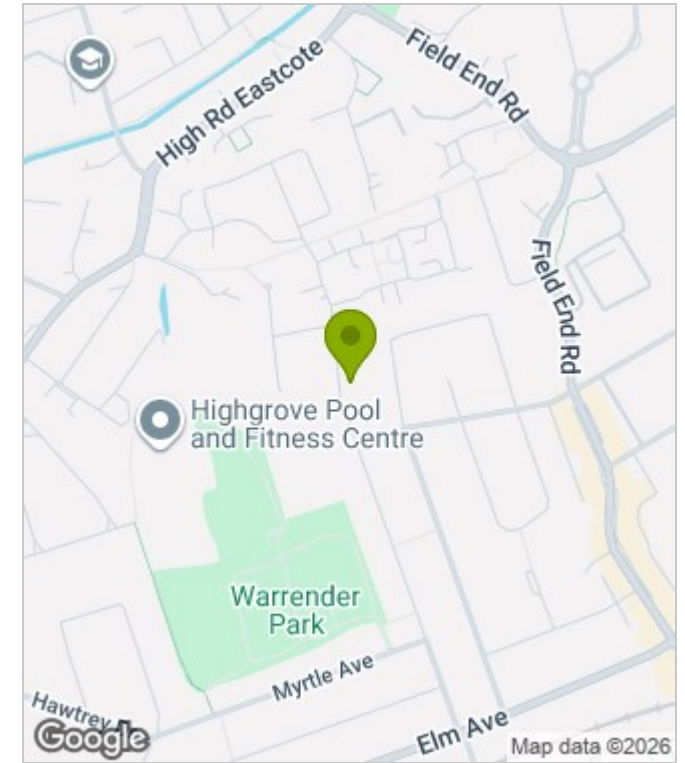
Located on one of Ruislip's popular roads and in close proximity to Ruislip Manor High Street and Eastcote offering trendy eateries, shops and transport links. Ruislip Manor Tube station (Metropolitan/Piccadilly) is at the end of the High Street whilst West Ruislip (Central line/BR) station is also within a short drive. For the motorist the A40/M40 and M25 road links are nearby and offer easy access to London and the Home Counties. Highgrove gym and swimming pool are only a short stroll or drive away.



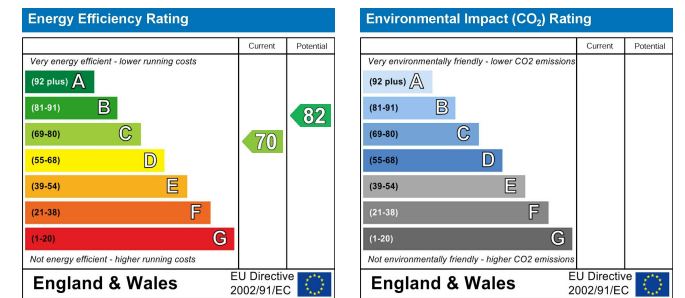
## Floor Plans



## Area Map



## Energy Performance Graph



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