




Andrew Pearce
PINNER

GREEN LAWNS, RUISLIP, HA4 9SP

£325,000



This charming one-bedroom ground-floor maisonette offers an excellent opportunity for first-time buyers or investors, providing a stylish and spacious living space with the added benefit of cavity wall insulation and double-glazing for improved energy efficiency. The accommodation includes an entrance porch, hallway, living room, double bedroom, bathroom, separate WC, kitchen, and a private garden.

Entering via the front door into the hallway there is a built-in storage space under the stairs. The lounge, located at the front, is spacious and light-filled. The double bedroom at the rear of the property overlooks the private garden, while the bathroom, with additional storage, is conveniently located off the hallway. The separate WC adds extra practicality.

The large kitchen has ample storage and worktop space, with room for a dining table and chairs. A door leads directly to the private garden, which includes both a patio and a lawn area, perfect for outdoor relaxation. The property benefits from permit parking to the front and a well-maintained lawned garden.

Situated in the desirable Green Lawns, which is a quiet cul-de-sac located only a short walk from Eastcote Station, offering access to the Metropolitan and Piccadilly lines, as well as a variety of shops, cafes, and restaurants along the high street. Ruislip Manor is also nearby, and the A40/M25 provides easy access to London. For green space, Cavendish Recreation Ground and Bessingby Park are within walking distance.

Chain free, vacant possession

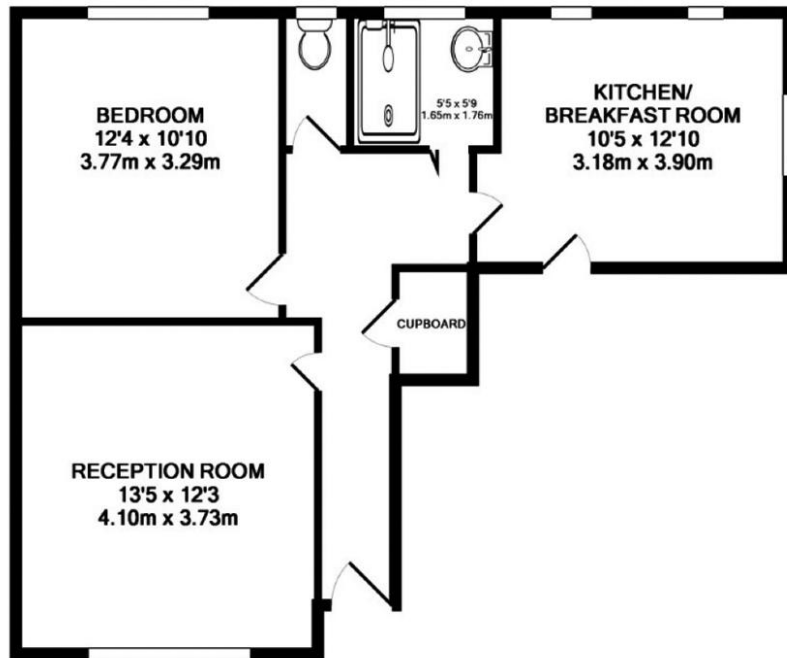
Ground rent - £125pa

Long lease 148 years remaining



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FLOOR PLAN



GREEN LAWNS, RUISLIP, HA4 9SP
TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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