



- No Chain
- Off street parking
- Downstairs WC
- South Ruislip train station

2 Whitebutts Road, Ruislip, HA4 0NB

Guide Price £500,000

Presenting a stunning three bedroom semi detached family home. Conveniently positioned for easy access to Eastcote and South Ruislip London Underground stations. Benefits include no onward chain and off street parking.



Property Description

LOCATION

Whitebutts Road is perfectly positioned just moments from Eastcote, Ruislip Manor and South Ruislip shopping and transport facilities. Eastcote station (Metropolitan/Piccadilly) is a short distance away whilst South Ruislip Station - approximately half a mile away is serviced by both tube and train lines into Marylebone Station in just 25 minutes and with regular trains every 15 minutes. For the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. For families, there are a number of highly regarded schools including St Swinthun Wells Primary, Queensmead and Ruislip High. Nearby leisure facilities include Highgrove swimming pool and gym and Cavendish Playing Fields.

OUTSIDE

At the front of the property, a driveway offers convenient off street parking, while the rear features a sunny, well maintained garden primarily laid to lawn, complemented by a patio area, perfect for relaxing or entertaining.

DETAILS OF SALE

Freehold

No Chain

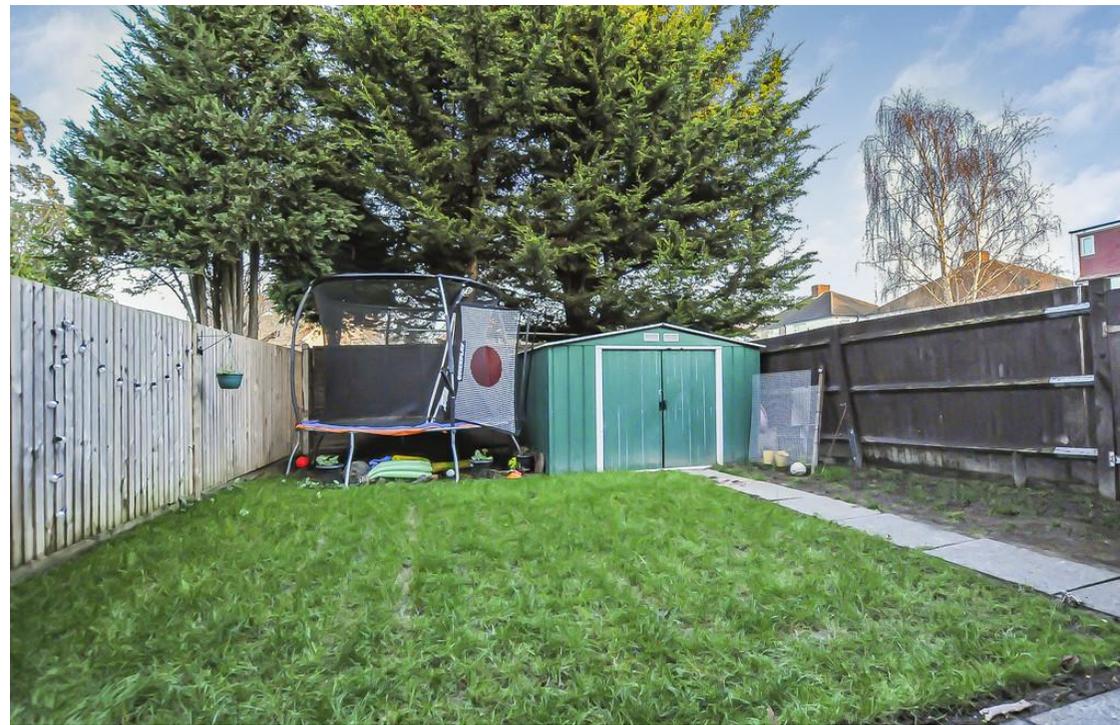
EPC rating - D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0628-7064-7274-5081-1944>

THE PROPERTY

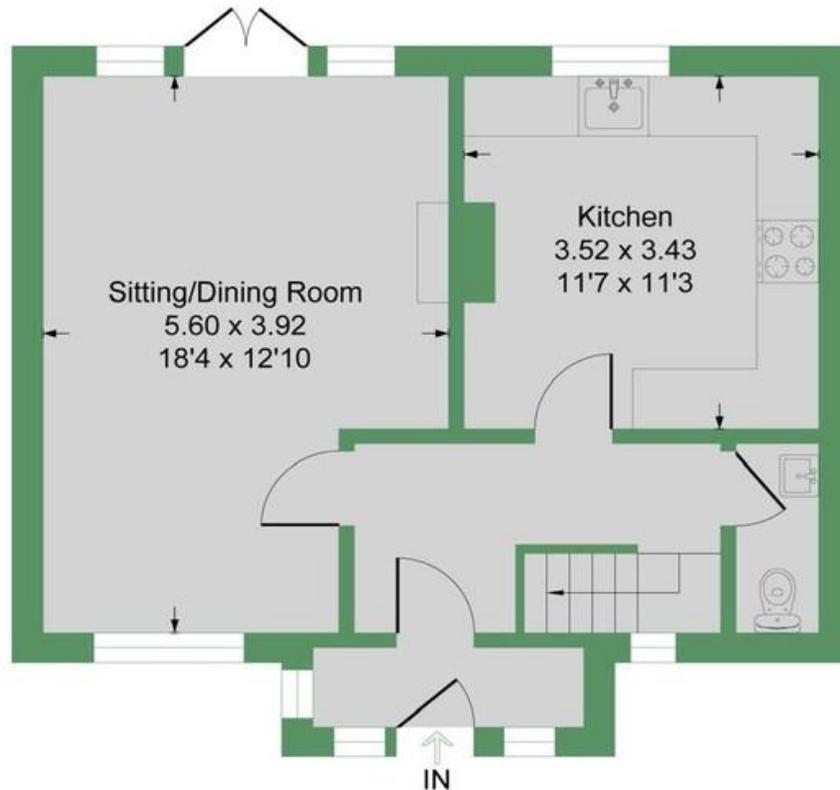
The inviting hallway grants access to all areas of the home, including a convenient downstairs WC, a well-appointed fitted kitchen, and a spacious lounge with patio doors that open directly to the garden. Upstairs, the first floor offers three generously sized bedrooms and a modern main bathroom.



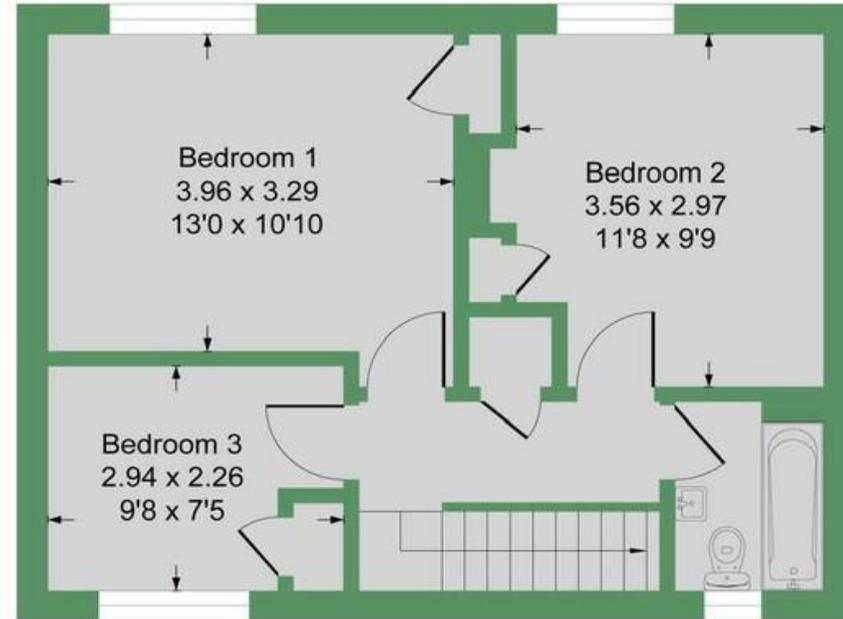


Whitebutts Road

Approximate Gross Internal Floor Area = 86.4 sq m / 931 sq ft



Ground Floor
Approximate Floor Area
478.94 sq.ft
(44.49 sq.m)



First Floor
Approximate Floor Area
452.14 sq.ft
(42.00 sq.m)



Illustration for identification purposes only, measurements are approximate, not to scale.

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