



- Three bedroom detached family home
- Three reception rooms
- Extended to the rear
- Garage own drive

48 Angus Drive, South Ruislip, Middlesex, HA4 0SB

Guide Price £690,000

Situated in a popular residential location within walking distance of South Ruislip train station is this well-presented three bedroom detached family home offers spacious and versatile accommodation ideal for modern living. The property benefits from a bright and welcoming interior, with well-proportioned rooms throughout and a practical layout suited to both families and professionals.



Property Description

PROPERTY

The ground floor comprises three reception areas, providing generous and flexible living space ideal for both relaxing and entertaining, alongside a well-appointed kitchen offering ample storage and workspace. Upstairs, the property features three comfortable bedrooms and a family bathroom, all maintained to a good standard. The property also offers potential for a loft conversion, subject to the usual planning consents.

OUTSIDE

Externally, the home benefits from a large private rear garden, ideal for outdoor dining and family use, with access to the garage, which is currently utilised as a studio/utility space. To the front, off-street parking adds further convenience.

LOCATION

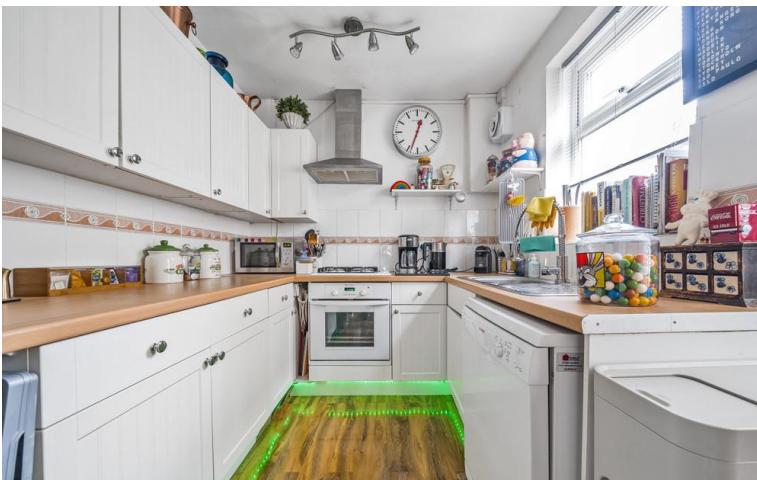
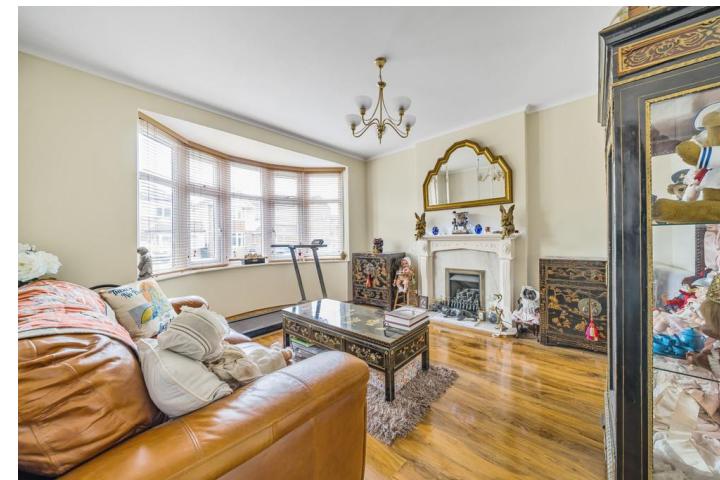
This property enjoys an exceptional location on a quiet residential road in South Ruislip, just minutes from the Central line station and local supermarkets, including Sainsbury's and Asda. Set within walking distance of the Old Dairy development, residents benefit from a wide range of amenities, including popular restaurants and a cinema complex.

Excellent transport links are available, with South Ruislip station providing direct access into central London, and the nearby A40 offering swift connections to the M25 and surrounding areas. The area is well served by highly regarded primary and secondary schools, making it an ideal choice for families.

For leisure, residents can enjoy nearby green open spaces and recreational facilities, providing the perfect balance between suburban living and modern convenience.

TENURE

Freehold Sale
London Borough of Hillingdon
EPC rating D



Angus Drive

Approx. Gross Internal Floor Area
127.5 Sq M - 1372 Sq Ft

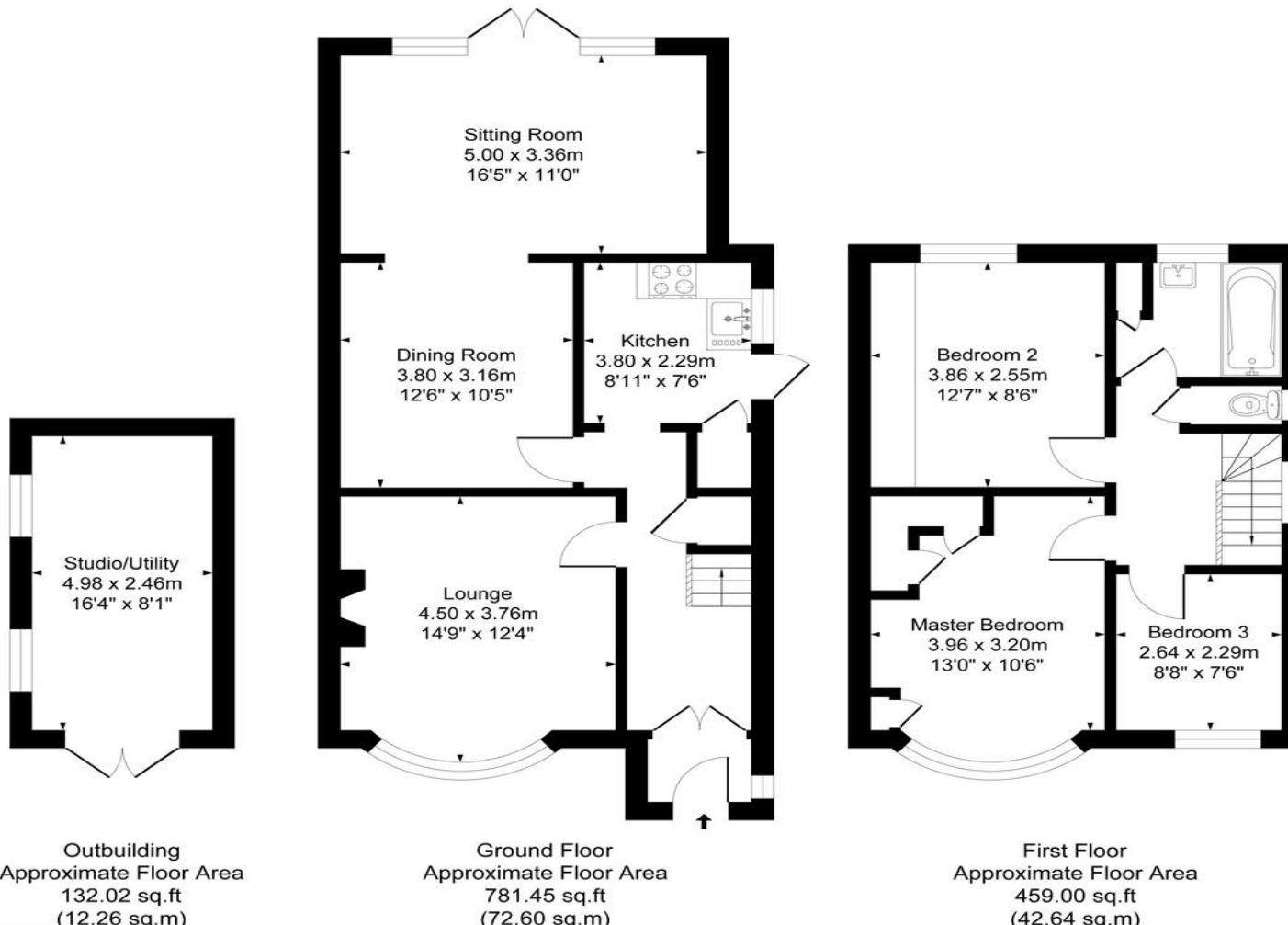


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Hillingdon office
11 Crescent Parade
Hillingdon
UB10 0LG

Uxbridge office
41 Belmont Road
Uxbridge
UB8 1QT

Hillingdon office 01895 231311
Uxbridge office 01895 707777
info@andrewsresidential.co.uk
www.andrewsresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements