

# Austin

Residential



**West End Road, Ruislip, HA4 6QR**

**PCM £2,200 PCM**

**EPC Rating Current 74 Potential 87**

Austin Residential are delighted to offer this newly decorated three bedroom semi detached family home to market.

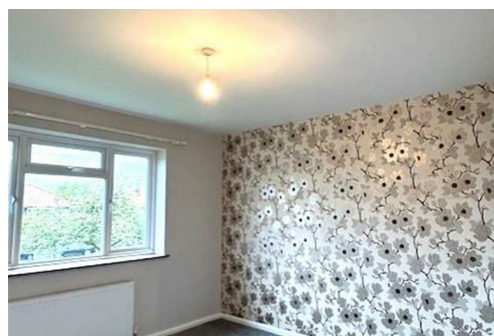
The property briefly comprises; Three bedrooms (Two double and one single), living room with a feature fireplace, dining room, modern kitchen and family bathroom suite.

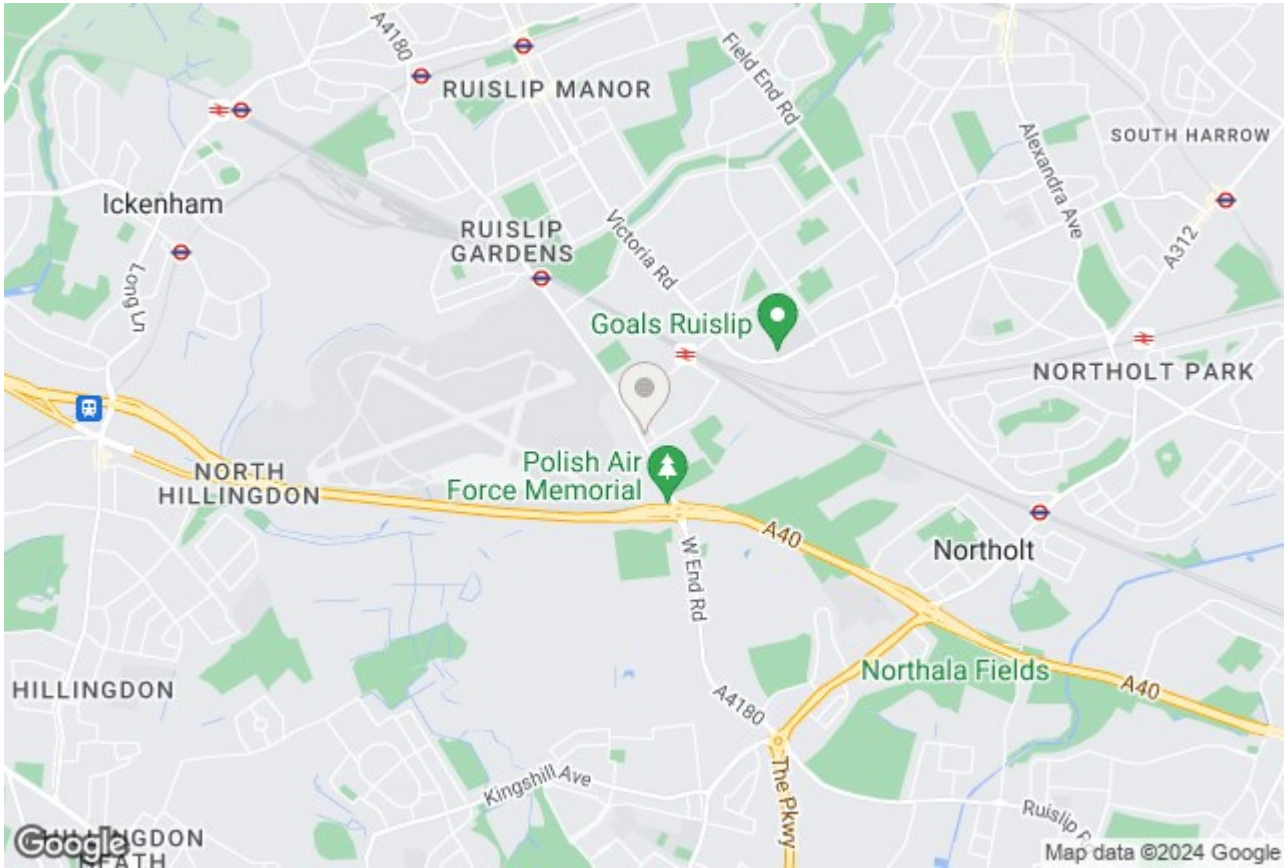
Further benefits; Gas Central heating, double glazing and front and rear garden. Permit parking available on roads opposite and surrounding the property.

West End Road is only a few minutes walk from South Ruislip & Ruislip Gardens station, servicing Central and Chiltern Lines, along with a convenient parade of shops. The recent regeneration of the Arla dairy site is also close by. The A40, leading to M40/M25, is a short drive away allowing easy access into Central London and the Home Counties.

Available immediately- Unfurnished

Minimum tenancy term 12 months with a 6 month break clause





#### Important Notice

1. These Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or any information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
3. The photographs show only certain parts of the property at the time they were taken. Any area, measurement or distances given are approximate only.
4. All statements contained in these particulars in relation to the property are made without responsibility on the part of Austin Residential nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to the property.
5. Money Laundering Regulations' intending purchasers will be asked to produce identification documentation. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

**Austin**  
Residential

#### Viewing

Strictly by appointment with:  
75 High Street, Ruislip, Middlesex, HA4 8JB

☎ Tel : 01895 613000

☎ Fax: 01895 613018

✉ Email: [ruislip@austinresidential.co.uk](mailto:ruislip@austinresidential.co.uk)