



Herlwyn Avenue
Ruislip

Carter Jonas

172 HERLWYN AVENUE RUISLIP HA4 6HJ

- Semi-detached bungalow
- Two bedrooms & two reception rooms
- Garage and parking
- Garden

ACCOMMODATION

Reception hall with doors to principle rooms. Sitting room with central fireplace and French doors to garden. Kitchen with a range of cabinets with integrated oven, and hob. Open plan into dining room with door to garden.

Two bedrooms, one with toilet and wash basin. Bathroom comprising bath, separate shower enclosure, wash basin and toilet.

Outside the property has a hard landscaped front garden providing off road parking. Rear garden with lawn and patio. Garage.

FURTHER INFORMATION

Gas central heating
Mains water and drainage
EPC Rating D
Council Tax Band E

According to Ofcom, Ultrafast broadband is available. Mobile coverage is good outdoor and in-home on some networks.

A TWO BEDROOM SEMI-DETACHED BUNGALOW, WITH TWO RECEPTION ROOMS, GARAGE, AND GARDEN.



ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

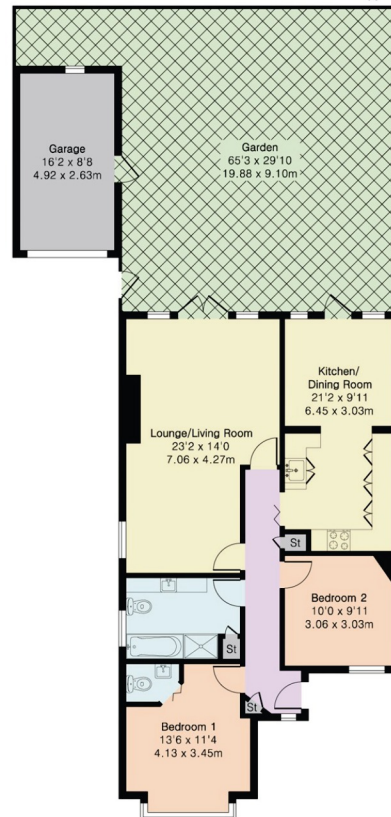
Directions: HA4 6HJ

what3words:/// tinsel.apple.actual

The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. Restrictions relating to future compensation claims in respect of the scheme will be included in the sale contract. The property is approximately 69m from the underground tunnel line.



Approximate Gross Internal Area 937 sq ft - 87 sq m
(Excluding Garage)
Garage Area 139 sq ft - 13 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Offices throughout the UK



IMPORTANT INFORMATION

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