

# Boston Grove

Ruislip • Middlesex • HA4 7RY

Asking Price: £760,000



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This charming detached bungalow is set on a sought after residential road in Ruislip and offers excellent potential to extend, subject to the necessary permissions. The well proportioned interior includes two double bedrooms, spacious living areas, and a separate kitchen and dining room. Outside, the property benefits from a large driveway, detached garage, and a generous rear garden ideal for families and entertaining. With its prime location close to shops, transport links, and popular local schools, this is a rare opportunity not to be missed.

Detached bungalow

Two bedrooms

Living room

Dining room

Kitchen

Family bathroom

Utility room

Garden

Off street parking

Garage

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

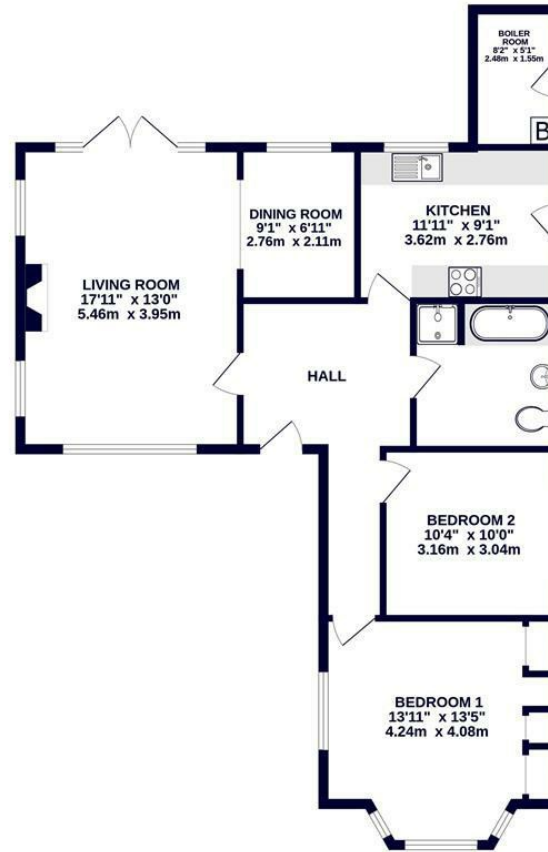




OUTBUILDING  
182 sq.ft. (17.0 sq.m.) approx.



GROUND FLOOR  
909 sq.ft. (84.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**CoopersResidential.co.uk**

| Energy Efficiency Rating                             |         |        |
|------------------------------------------------------|---------|--------|
| Very energy efficient - lower running costs          | Current | Target |
| 92-100 A                                             |         |        |
| 81-91 B                                              |         |        |
| 69-80 C                                              |         |        |
| 55-68 D                                              |         |        |
| 49-54 E                                              |         |        |
| 41-48 F                                              |         |        |
| 35-39 G                                              |         |        |
| Below 35 Not energy efficient - higher running costs |         |        |
| England & Wales EPC Directive 2002/91/EC             |         |        |

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.