



## Castleton Road, Ruislip, Middlesex HA4 9QQ

**PCM £2,195 PCM**  
**EPC Rating Current 56 Potential 75**

Austin Residential are pleased to offer this larger than average three bedroom semi-detached home situated within a sought after residential road.

The accommodation briefly comprises: porch; entrance hallway; two reception rooms; conservatory; fitted kitchen; utility room leading to garage; two sizeable double bedrooms; one further bedroom and a modern family bathroom.

The property benefits from a large decking area leading onto a lawn, double glazing, gas central heating and off street parking.

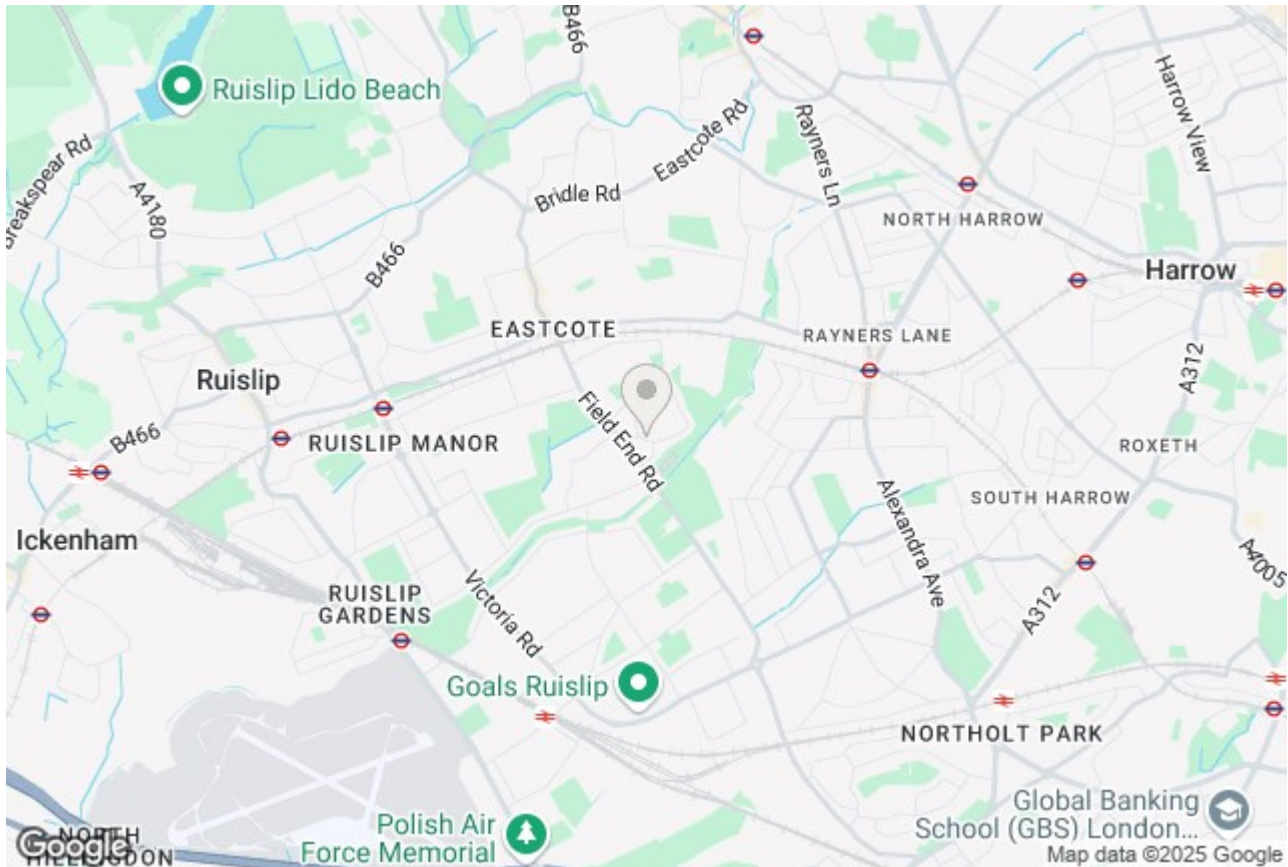
Castleton Road is located half a miles walk from Eastcote's main parade, offering an array of restaurants, cafes, convenience stores, pubs and local businesses. There is also a London Underground station, servicing Metropolitan and Piccadilly Lines, and the A40 is around a ten minute drive away providing access to Central London and the Home Counties.

If you wish for the Landlord to include a gardener, there will be an additional cost of £45 per month

Available 21st March - Unfurnished.







#### 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)