WILSON HAWKINS
ESTATE AGENTS

123 Torcross Road
Ruislip, HA4 0TE

Asking Price £575,000

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123 Torcross Road

Ruislip, HA4 0TE

A 3 bedroom semi detached family home complete with Garage and Own Drive and benefitting from a wider than average rear garden. The property is in need of a complete programme of refurbishment and modernisation and is offered for sale with vacant possession.

Set on this popular road, the property offers ample scope to extend to both side and rear subject to the usual planning consents. 2 separate reception rooms, separate kitchen, 3 bedrooms to the first floor plus bathroom and combined wc, gas central heating. Backing onto green open space and offering rear access.

Torcross Road is conveniently placed for Ruislip Manor Metropolitan/Piccadilly Line station and attendant shopping facilities and both South Ruislip & Ruislip Gardens Central Line Stations are within walking distance.

Front door

Entrance Hall

Lounge (front aspect)

Dining Room (rear aspect)

Kitchen

Stairs to first floor

Landing

Bedroom One (front aspect)

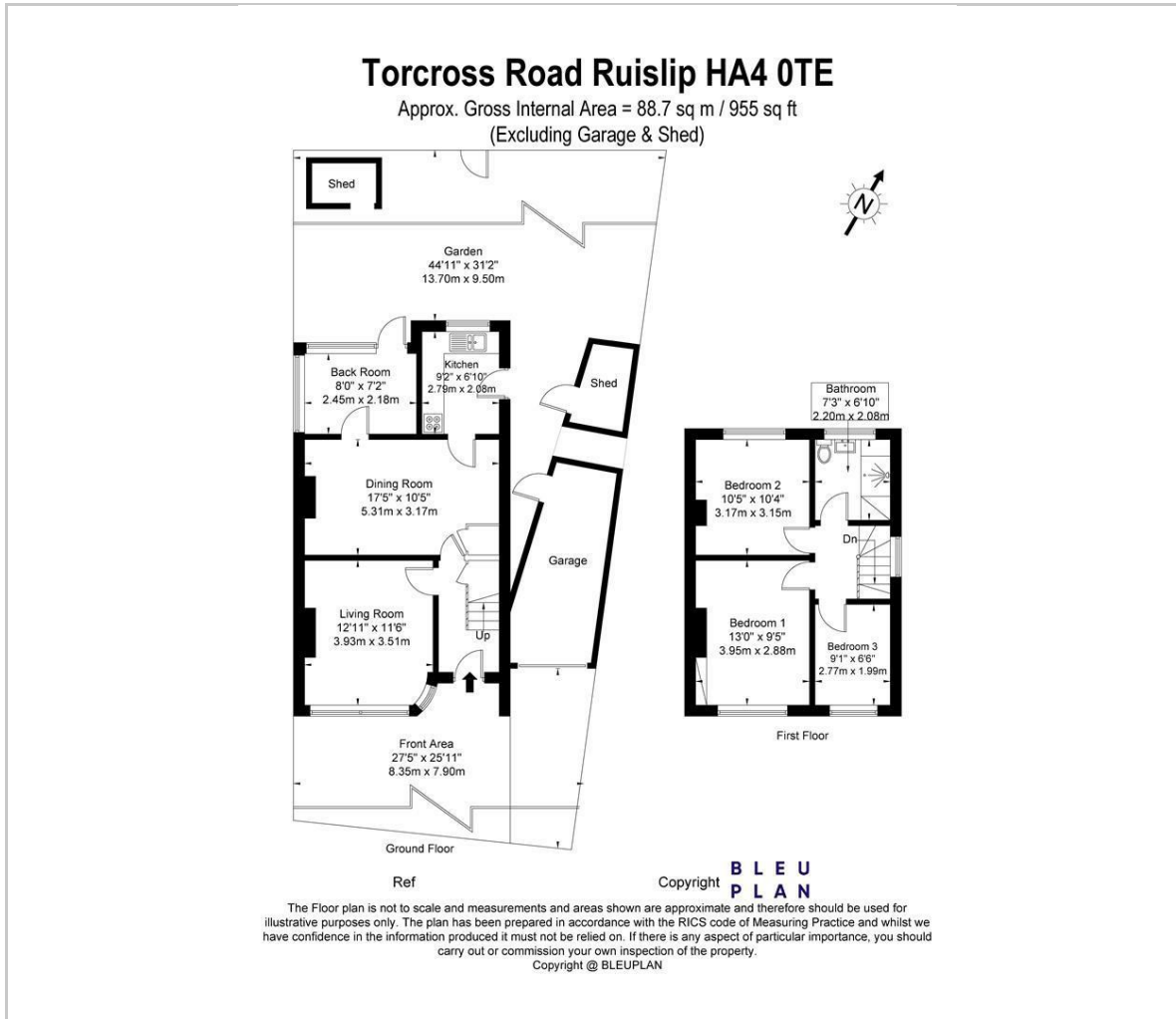Bedroom Two (rear aspect)

Bedroom Three

Bathroom

Outside

Garage with Own Drive

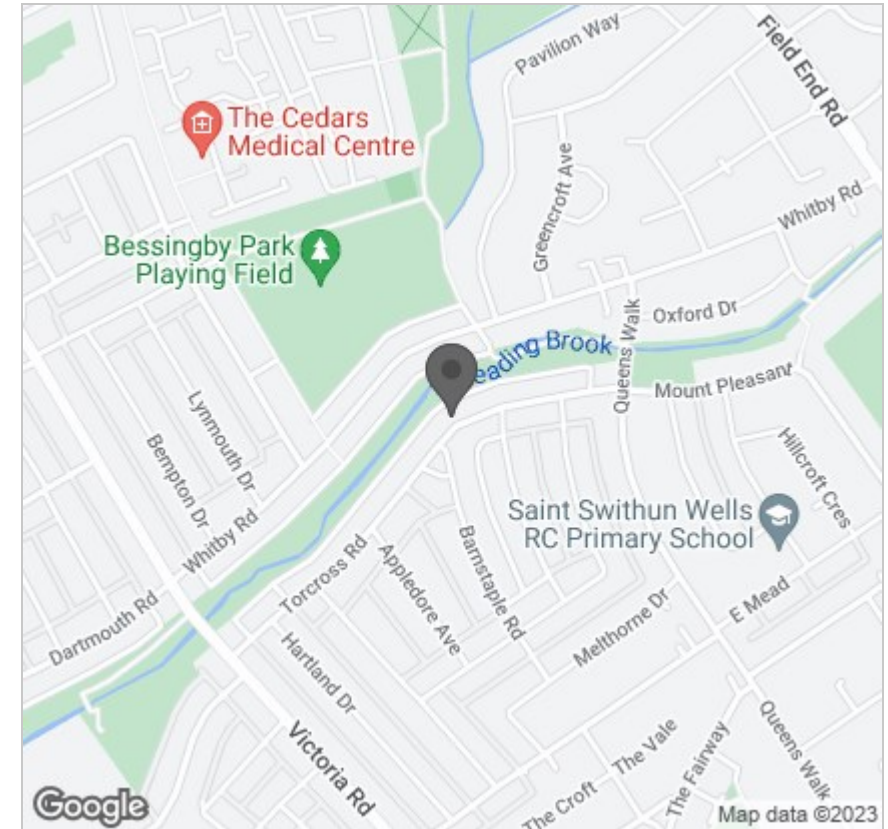Rear Garden (widening to rear)

Council Tax Band E

Floor Plan

Torcross Road Ruislip HA4 0TE

Approx. Gross Internal Area = 88.7 sq m / 955 sq ft
(Excluding Garage & Shed)

Shed

Garden
44'11" x 31'2"
13.70m x 9.50m

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Back Room
8'0" x 7'2"
2.45m x 2.18m

Kitchen
9'2" x 6'10"
2.79m x 2.08m

Shed

Bathroom
7'3" x 6'10"
2.20m x 2.08m

Dining Room
17'5" x 10'5"
5.31m x 3.17m

Bedroom 2
10'5" x 10'4"
3.17m x 3.15m

Dn

Garage

Living Room
12'11" x 11'6"
3.93m x 3.51m

Up

Bedroom 1
13'0" x 9'5"
3.95m x 2.88m

Bedroom 3
9'1" x 6'6"
2.77m x 1.99m

First Floor

Front Area
27'5" x 25'11"
8.35m x 7.90m

Ground Floor

Ref   Copyright   **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

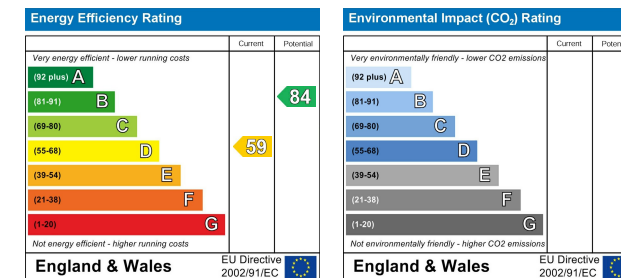**England & Wales** — EU Directive 2002/91/EC

Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333
if you wish to arrange a viewing appointment for this property or require further information.

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