



DULVERTON ROAD, RUISLIP MANOR, RUISLIP HA4 9AG



A spacious two double bedroom Terrace home position in the highly desirable location within just a moment's walk of Ruislip Manor High Street and Ladybanks School.

Offered for sale with no forward chain.

The property is in our opinion presented in good condition throughout and has great potential to extend, subject to relevant planning consents.

Accommodation comprises; entrance hallway that leads to; 16ft x 9ft kitchen with units fitted at the base and eye level with contrasting worksurfaces opening to a spacious dining room with patio doors overlooking the rear garden.

An archway leads to the front reception room.

Stairs lead to the first floor landing with doors to the principle bedroom which has fitted wardrobes, a spacious second bedroom also with fitted wardrobes and a well maintained family bathroom suite.

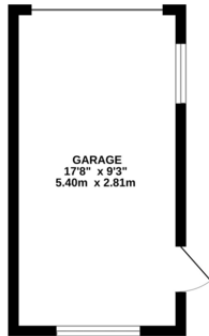
There is a large loft that could be used as storage and has the potential to create addition bedroom space subject to the usual planning consents.

Outside the rear garden is of a south westerly aspect, getting the plenty of natural light and is beautifully maintained. To the rear of the garden is a large garage that has ready access

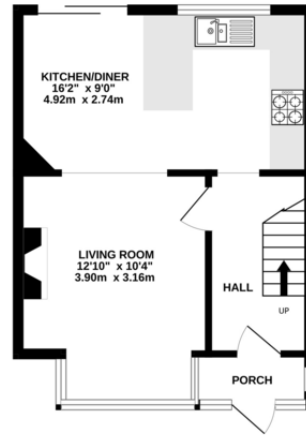
Dulverton Road is just a short walk from Ruislip Manor High Street with its array of shops, restaurants, and bus routes. The Metropolitan and Piccadilly Line station offers direct access into Central London and beyond.



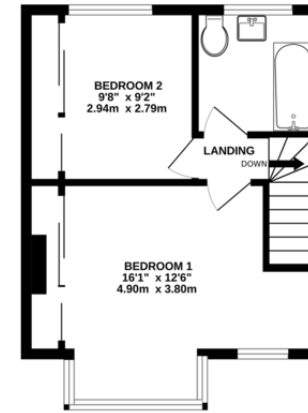
OUTBUILDING
163 sq ft. (15.2 sq.m.) approx.



GROUND FLOOR
336 sq ft. (31.2 sq.m.) approx.



1ST FLOOR
323 sq ft. (30.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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