



Victoria Road, Ruislip, HA4 9DF





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Rarely available to the market and with the added bonus of NO UPPER CHAIN is this well proportioned three bedroom 'A' type Manor home. Offering plenty of scope for extension and improvement subject to the usual planning constraints, this property briefly comprises: Three good size bedrooms, bay fronted dining room, spacious lounge, kitchen and bathroom suite with separate wc. The property benefits include: Double glazing, off street parking, double length garage via own drive and large rear garden. Set in this popular location within walking distance of Ruislip High Street, Ruislip Manor, Ruislip Gardens, and the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema. The property is ideally located for a number of local schools including Sacred Heart, Ladybankes, Queensmead, and Ruislip High. Equidistant to an array of train stations including Ruislip Gardens and Ruislip Manor (Central/Piccadilly/Metropolitan) and conveniently located for the A40/M40/M25 offering access into London and the Home Counties.



ENTRANCE HALL

Front aspect door, stairs to first floor landing, storage cupboard understairs, telephone point

DINING ROOM

Front aspect double glazed bay window, coved ceiling, fireplace

RECEPTION ROOM

Rear aspect double glazed patio doors to garden, rear aspect double glazed windows, fireplace, telephone point

KITCHEN

Rear aspect double glazed door to garden, rear aspect double glazed windows, range of base and eye level units, space for appliances such as cooker, washing machine, fridge etc., telephone point

LANDING

Loft access, doors to:

MASTER BEDROOM

Front aspect double glazed bay window, storage cupboard

BEDROOM TWO

Rear aspect double glazed window, fitted wardrobe

BEDROOM THREE

Front aspect double glazed bay window, storage cupboards

WET ROOM

Rear aspect double glazed frosted window, pedestal basin, walk in electric shower with fitted seat, storage cupboard, tiled walls, heated towel rail

W/C

Side aspect double glazed frosted window, low level w/c, tiled walls

GARDEN

Mainly laid to lawn, panel enclosed fence, paved patio area, rear access to service road, shed and greenhouse, two apple trees and soft fruit bushes, access to:

GARAGE

Front aspect door, rear aspect door to garden, power and lighting, bench and shelves

FRONT

Off street parking, access to garage

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,151.66 (2023/2024)

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Ruislip Manor (0.6 Miles) - Metropolitan/Piccadilly
Ruislip Gardens (0.6 Miles) - Central
South Ruislip (0.8 Miles) - Central Line/Chiltern



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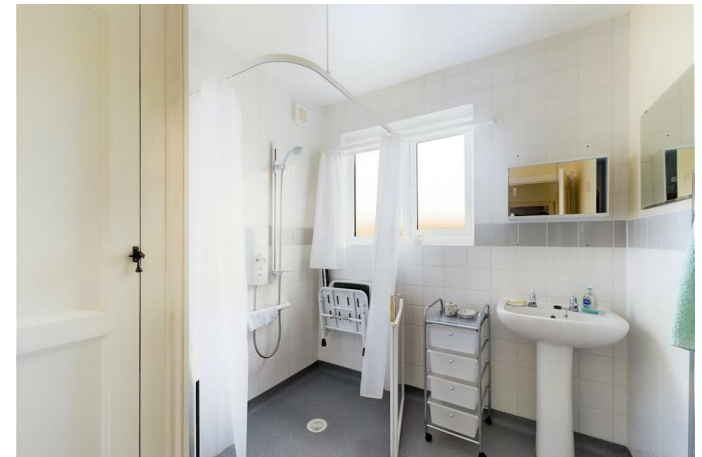
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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