



Cornwall Road, Ruislip, HA4 6AG





gibsonhoney

IDEAL FOR INVESTORS, PLANNING PERMISSION TO BUILD A SECOND PROPERTY. A unique opportunity to purchase this A type Manor home which has already been granted permission to construct a second property on the side. Coming to the market with NO CHAIN this home briefly comprises: Three good size bedrooms, two separate receptions, bathroom suite and kitchen. The property benefits include: double glazing, gas central heating, garage via own drive, off street parking and large rear garden. Set in the heart of Ruislip Manor, this property is a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School and many senior schools within the area such as Ruislip High School. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect door, front aspect double glazed frosted windows, stairs to first floor landing, radiator with decorative cover, cupboard under stairs, doors to:

DINING ROOM

Front aspect double glazed bay window, radiator.

LIVING ROOM

Rear aspect double glazed sliding doors to rear garden, radiator.

KITCHEN

Rear aspect double glazed window and door to rear garden, range of base and eye level units, gas hob with extractor over, integrated oven and grill, spaces for appliances.

LANDING

Side aspect frosted window, loft access, doors to:

BEDROOM ONE

Front aspect double glazed bay window, range of built in wardrobes.

BEDROOM TWO

Rear aspect double glazed window, radiator, range of built in wardrobes.

BEDROOM THREE

Front aspect double glazed bay window, radiator.

BATHROOM

Rear aspect double glazed bay windows, heated towel rail, panel enclosed bath, low level wc, stand in shower cubicle, vanity unit incorporating wash hand basin.

FRONT

Off street parking.

REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, side and rear access.

GARAGE

Via own drive, front double door for access, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,027.49

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

DISTANCE TO STATIONS

Ruislip Manor (0.3 Miles) - Metropolitan/Piccadilly
Ruislip (0.5 mi) - Metropolitan/Piccadilly
Ruislip Gardens (0.8 Miles) - Central Line

SECOND PROPERTY

Plans are available to view on request.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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