



Torcross Road, Ruislip, HA4 0TB



gibsonhoney

Offering an abundance of space is well presented four/five bedroom family home with further potential to extend subject to the usual planning constraints. Set over three floors and located in this highly convenient location this much improved upon property briefly comprises: Generous through lounge/diner, separate office/bedroom five with en suite shower room, kitchen/breakfast room and utility area. To the first floor there are three good size bedrooms with a modern bathroom suite and to the second floor lies the master bedroom with a Juliet balcony and en suite shower room. Externally the property provides off street parking and a well maintained rear garden. Torcross Road is set close to South Ruislip's and Ruislip Manor's amenities including rail links (Central/Metropolitan/Piccadilly/Chiltern) and local schools such as Queensmead & Deansfield. It is also ideally located for the Old Dairy site which includes a Cinema, restaurants and Asda. The A40 is within striking distance offering swift and easy access to both London and the Home Counties.



ENTRANCE PORCH

Front aspect door, storage, dual aspect glazed leaded light windows, door to:

ENTRANCE HALL

Double radiator, laminate effect flooring, stairs to first floor landing, covered ceiling, doors to:

LOUNGE

Front aspect double glazed bay window, bay seat, laminate effect flooring, covered ceiling, dado rail, double radiator, feature fireplace, through to:

DINING ROOM

Double radiator, laminate effect flooring, rear aspect double glazed sliding doors to rear garden, covered ceiling.

OFFICE/BEDROOM FIVE

Front aspect double glazed window, down lighting, door to:

EN SUITE SHOWER ROOM

Wall mounted wash hand basin, low level wc, stand in shower cubicle, down lighting, extractor fan, ceramic tiled flooring.

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed windows, range of base and eye level units, one and a half sink and drainer, space for dish washer, gas hob and electric oven, part tiled walls, rear aspect double glazed door to rear garden.

UTILITY ROOM

Wall mounted boiler, main tank, water softener, plumbing for washing machine and tumble dryer, space for fridge freezer.

FIRST FLOOR LANDING

Front aspect double glazed bay window, range of built in wardrobes, radiator, stairs to second floor, covered ceiling, doors to:

BEDROOM TWO

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

BEDROOM THREE

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

BEDROOM FOUR

Dual aspect double glazed window, laminate effect floor, down lighting, double radiator.

BATHROOM

Front aspect double glazed bay window, heated towel rail, panel enclosed bath with rainfall shower head over and hand shower attachment, ceramic tiled flooring, vanity unit incorporating wash hand basin, low level wc, fully tiled walls, down lighting.

SECOND FLOOR

Side aspect double glazed window, front aspect skylight, door to:

BEDROOM ONE

Rear aspect double glazed doors to Juliet Balcony, laminate effect flooring, built in cupboard, additional cupboards to eaves, front aspect skylights, down lighting, double radiator, door to:

EN SUITE SHOWER ROOM

Rear aspect double glazed frosted window, extractor fan, stand in shower cubicle, low level wc, wall mounted wash hand basin, ceramic tiled flooring, heated towel rail, down lighting.

FRONT

Off street parking, laid to lawn, security lighting, outside tap.

REAR GARDEN

Mainly laid to lawn, rear access, garden shed, panel enclosed fence, patio area, bbq area, outside power points, outside tap, security lighting.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,396.15

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

DISTANCE TO STATIONS

South Ruislip (0.7 miles) - Central and Overground
Ruislip Gardens (0.6 miles) - Central
Eastcote (1.2 miles) - Metropolitan/Piccadilly



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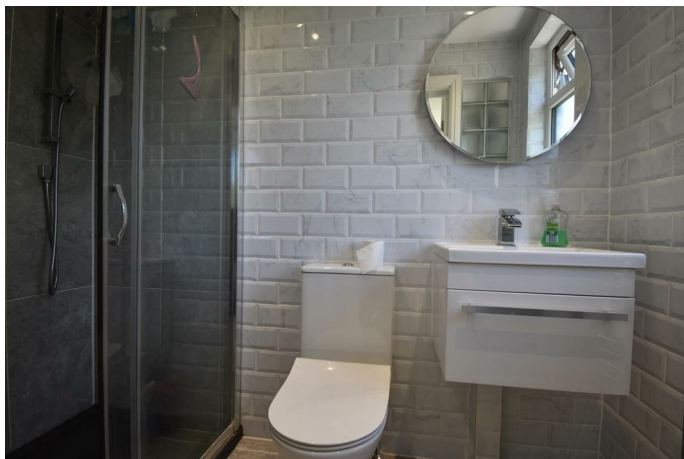
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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