



Exmouth Road, Ruislip, HA4 0UX
£500,000



- Extended 'B' Type Manor Home
- Fitted Kitchen
- Garage

- Three Bedrooms
- Bay Fronted Living Room
- Potential to Extend Further (STPP)

- Recently Refurbished Modern Bathroom Suite
- Separate Dining Room

ENTRANCE HALL

Front aspect door, stairs to first floor landing, doors to:

LIVING ROOM

Front aspect double glazed bay window, feature fireplace, coved ceiling, rear aspect door to:

DINING ROOM

Rear aspect double glazed window, under stair storage housing meters, coved ceiling, double radiator, leading to:

KITCHEN

Rear aspect double glazed window with blind attachment, side aspect double glazed frosted door to rear garden, laminate effect flooring, coved ceiling, double radiator, a range of base and eye level units, stainless steel sink with drainer, four gas hob rings with eye level grill, larder cupboard, space for a range of appliances including; oven and fridge freezer

FIRST FLOOR LANDING

Hatch to loft space, doors to:

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

Front aspect double glazed window, radiator, coved ceiling, built in wardrobe.

BATHROOM

Rear aspect double glazed frosted window, laminate effect flooring, tiled walls, downlighting, vanity unit incorporating wash hand basin, low level wc, shower cubicle with shower attachment and mixer taps, heated towel rail.

FRONT

Mainly laid to patio.

REAR GARDEN

Mainly laid to lawn, patio area, rear access, side aspect door to:

GARAGE

Power and lighting, up and over door.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,760.46

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

DISTANCE TO STATIONS

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Approximate total area[®]
925.54 ft²

Excluding balconies and terraces

