



Courtfield Gardens, Ruislip, HA4 6JL





gibsonhoney

We are delighted to present to the market this beautifully presented and spacious EXTENDED 1930's built four bedroom semi-detached property. Situated in this prime location, this large family home briefly comprises: Spacious living room leading to separate dining room, a third reception room offering space for entertaining and socialising, kitchen/breakfast room, downstairs bedroom/office, three further good size bedrooms on the first floor and larger than average bathroom suite. The property benefits include: welcoming entrance porch, downstairs shower room, off street parking and a good size rear garden. Situated on one of the areas most sought after roads this property is situated just moments from Ruislip & Ruislip Manor's shopping and transport facilities (Metropolitan/Piccadilly lines). The A40/M40 is just a short drive away providing swift and easy access into Central London and the Home Counties. The property is also within the catchment area of several highly regarded primary and secondary schools.



ENTRANCE PORCH

Front aspect double glazed leaded light frosted window, front aspect double glazed frosted leaded light door, tiled flooring, door to:

ENTRANCE HALL

Front aspect double glazed frosted leaded light double door, laminate effect flooring, coved ceiling, downlighting, radiator, under stair storage housing meters, stairs to first floor landing, doors to:

LIVING ROOM

Front aspect double glazed leaded light window, feature fireplace, double radiator, picture rail, double doors to:

DINING ROOM

Rear aspect double glazed windows, double radiator, coved ceiling, rear aspect double glazed double doors to:

RECEPTION ROOM

Dual aspect double glazed windows, side aspect double glazed door to rear garden, laminate effect flooring, downlighting, radiator.

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed leaded light window, rear aspect double glazed double doors to rear garden, tiled flooring, part tiled walls, coved ceiling,

a range of base and eye level units, one and half sink with drainer, breakfast bar, integrated double oven with four gas hob rings and extractor hood, space for appliances including: dishwasher, washing machine and American style fridge freezer.

BEDROOM THREE/OFFICE

Front aspect double glazed leaded light window, laminate effect flooring, coved ceiling, downlighting, double radiator, door to:

ENSUITE

Tiled flooring, part tiled walls, shower cubicle with power shower attachment and mixer taps, wall mounted wash hand basin, low level wc, cupboard housing boiler, downlighting, heated towel rail.

FIRST FLOOR LANDING

Side aspect double glazed frosted leaded light window, hatch to loft space, coved ceiling, doors to:

BEDROOM ONE

Front aspect double glazed leaded light bay window, double radiator, coved ceiling, a range of fitted wardrobes.

BEDROOM TWO

Rear aspect double glazed window, laminate effect flooring, radiator.

BEDROOM FOUR

Front aspect double glazed leaded light bay window, laminate effect flooring, double radiator, picture rail.

BATHROOM

Rear aspect double glazed frosted window, tiled flooring, part tiled walls, panel enclosed bath with shower attachment and mixer taps, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, coved ceiling, downlighting, heated towel rail.

FRONT

Off street parking for two vehicles.

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, garden shed x 2.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,151.66

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

DISTANCE TO STATIONS

Ruislip (0.2 miles) - Metropolitan/Piccadilly
Ruislip Manor (0.4 miles) - Metropolitan/Piccadilly
Ruislip Gardens (0.6 miles) - Central line
West Ruislip (0.8 miles) - Central/Chiltern Railways



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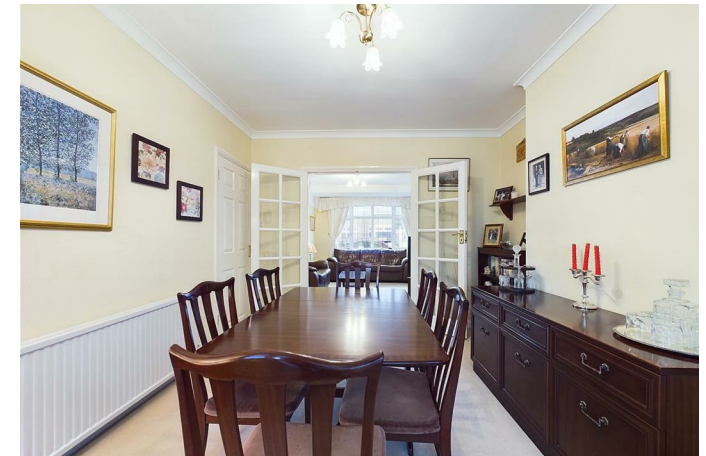
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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