



Lynmouth Drive, Ruislip, HA4 9BY



gibsonhoney

Nestled in a highly sought-after location, this charming 3-bedroom mid-terraced house presents the perfect opportunity for growing families. Step inside and be greeted by a light-filled entrance hall. Unwind in the comfortable lounge, seamlessly connected to the separate dining room – which features double doors to the kitchen creating a perfect flow for entertaining. Imagine whipping up culinary delights in the neatly appointed kitchen, which features integrated dishwasher, washing machine and space for an American style fridge freezer. Gather loved ones for home-cooked feasts and laughter in this heart of the home. A convenient guest cloakroom and a large storage cupboard on the ground floor adds practicality for everyday life. Upstairs, find your sanctuary in three well-proportioned bedrooms. Two comfortable doubles and a single bedroom, all boasting fitted cupboards, provide restful havens for the whole family. The family bathroom features a vanity washbasin, WC, and tiled bath with shower overhead, catering to everyone's needs. Step outside into the back garden and discover your private escape. Relax and unwind on the paved patio, leading down to a tranquil lawn - perfect for summer barbecues with loved ones. Lush greenery with bushes and shrubs adds a touch of nature's serenity to your outdoor haven. The neat, low-maintenance frontage provides off street parking for two cars and adds touch of elegance to your arrival. This sought-after location puts you a few moments away from Ruislip Manor's vibrant high street, brimming with shops, cafes, and restaurants. Convenient transportation options abound, with the Metropolitan and Piccadilly tube lines whisking you into central London in a flash. The A40/Western Avenue is your gateway to exploring the city and surrounding Home Counties. EPC - C.



ENTRANCE HALL

Stairs to first floor landing, under stairs storage cupboard housing electric meter

LOUNGE

Front aspect double glazed window, radiator, laminate flooring

DINING ROOM

Radiator, large walk-in storage cupboard, laminate flooring

KITCHEN

Rear aspect double glazed window, rear aspect door to garden, low level WC, laminate flooring, single drainer stainless steel sink unit with tiled splashback, built in oven and hob with extractor fan over, integrated washing machine and dishwasher, space for American style fridge freezer, range of eye and base level units

CLOAKROOM

Rear aspect double glazed window, low level WC, laminate flooring, part tiled walls, wall mounted vanity sink unit, laminate flooring

LANDING

Loft access, door to:-

BEDROOM ONE

Front aspect double glazed window, radiator built in wardrobes and draws

BEDROOM TWO

Rear aspect double glazed window, built in wardrobes, radiator

BEDROOM THREE

Front aspect double glazed window, radiator, built in cupboard

BATHROOM

Rear aspect double glazed window, tiled flooring, heated towel radiator, vanity sink unit with built in WC, down lights, extractor fan, tiled enclosed bath with shower over

FRONT GARDEN

Block paving providing off street parking

REAR GARDEN

Patio, lawn area, flower and shrub borders, garage, secure service road.

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

Ruislip Gardens (0.5 miles) - Central line
Ruislip Manor (0.6 miles) - Metropolitan/Piccadilly
South Ruislip (0.7 miles) - Central/Chiltern Railways
Ruislip (0.8 miles) - Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(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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