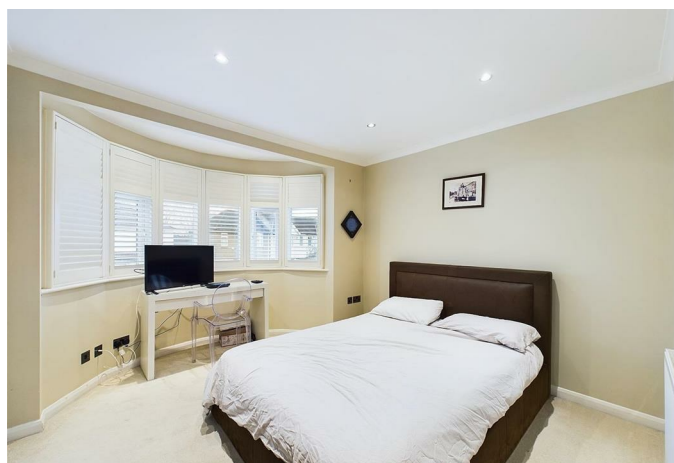
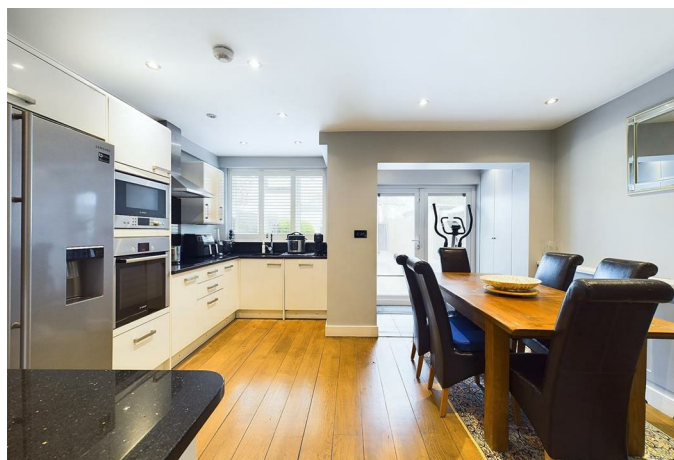




Whitby Road, Ruislip, HA4 9DU



Within striking distance of Ruislip Manor, this captivating three-bedroom mid-terrace residence with a self-contained annexe offers an idyllic family haven. Nestled close to excellent schools and vibrant amenities, the property boasts a light-filled open-plan living area, well-proportioned bedrooms, and a versatile loft room. The beautifully landscaped garden and self-contained annexe, complete with its own kitchen, bathroom and fully tiled luxury shower room, provide the perfect blend of outdoor sanctuary and flexible living space. Off-street parking and excellent transport links (Metropolitan/Piccadilly lines) ensure effortless convenience. This exceptional residence awaits - contact us today to arrange a viewing and discover your perfect family haven.



ENTRANCE

Front aspect UPVC door, shoe cupboard, downlights, radiator, wood flooring

LIVING ROOM

Front aspect double glazed bay window, wood flooring, under stairs storage cupboard, custom shelving and cupboards, bay window seat and storage, downlights

KITCHEN/DINING ROOM

Rear aspect double glazed window, rear aspect double glazed doors to garden, wood flooring, part tiled floor, range of eye and base level units, built in microwave and oven, built-in hob, single drainer sink unit with mixer tap, integrated dishwasher, storage cupboard, wine cooler, breakfast bar, radiator in custom built cupboard

LAUNDRY ROOM

Tiled flooring, range of eye and base level units, stainless steel single

drainer sink unit with mixer tap and tiled splashback, extractor fan, heated towel radiator

WC

Tiled flooring, vanity sink unit, heated towel radiator, downlights, low level WC

LANDING

Engineered wood flooring, downlights, radiator, loft access

BEDROOM

Front aspect double glazed window, downlights, radiator, built in wardrobes

EN-SUITE

Front aspect double glazed window, under floor heating, tiled floor and walls, shower cubicle

BEDROOM

Rear aspect double glazed window, built in cupboards, radiator, downlights, cove ceiling, custom radiator cover

BEDROOM

Rear aspect double glazed window, cove ceiling, downlights, built in cupboards, radiator

BATHROOM

Tiled enclosed bath with shower over, low level WC, vanity sink unit, tiled floor and walls, built in cupboard, under floor heating, downlights, shaver socket

LOFT ROOM

Finished room with engineered wood flooring

FRONT GARDEN

Off street parking for two cars

REAR GARDEN

Tiled flooring, tiled seating, awning, rear access to service road

OUTBUILDING

Side aspect double glazed windows with plantation shutters, tiled flooring, custom built cupboards, downlights, granite worksurface with single drainer sink and mixer tap, integrated fridge, wall lights

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,603.38

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

DISTANCE TO STATIONS

Ruislip Gardens (0.4 Mile) - Central Line
Ruislip Manor (1 Mile) - Metropolitan/Piccadilly
Eastcote (0.9 Mile) - Metropolitan/Piccadilly



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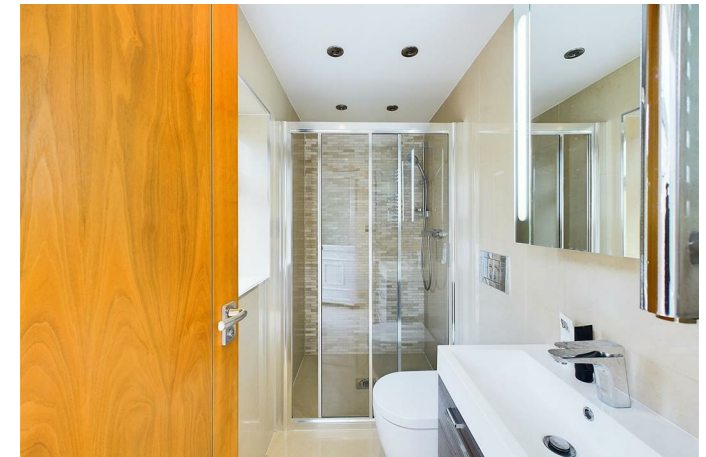
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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