



Dartmouth Road Ruislip HA4 0DF



## 108 Dartmouth Road, Ruislip, Middlesex, HA4 0DF

£550,000

A truly stunning extended Manor home which has been vastly improved by the current owner. Meticulously designed and constructed to perfection this outstanding property briefly comprises: Front reception room with bay window and shutters, spacious modern kitchen fitted to a high specification opening to a beautiful dining area with French doors leading to the rear garden. A larger than average family bathroom suite then completes the ground floor.

The first floor features a bay fronted master bedroom with shutters and two further good size bedrooms, both with shutters and fitted wardrobes. Having been fully refurbished over the past few years, the property benefits include: gas central heating, double glazing, mostly boarded loft with a Baxi combination boiler, generous rear garden and a block paved driveway. There are so many more benefits to this property that an internal inspection is a must. Set in this popular location within walking distance of Ruislip High Street, Ruislip Manor and Ruislip Gardens, the property is ideally located for a number of local schools including Sacred Heart, Ladybankes and Ruislip High. Equidistant to an array of train stations including Ruislip Gardens and Ruislip Manor (Central/Piccadilly/Metropolitan) and conveniently located for the A40/M40/M25 offering access into London and the Home Counties.

#### ENTRANCE HALL

Radiator, stairs to first floor landing, Door to:-

#### LIVING ROOM

Front aspect double glazed bay window with plantation shutters, radiator, feature gas fireplace, under stairs storage cupboard.

#### KITCHEN

Range of eye and base level units, extractor fan, plumbing for washing machine, integrated dishwasher. one and a half bowl sink unit with mixer tap, part tiled walls, space for fridge freezer, space for rangemaster (option to purchase the rangemaster that is in situ) downlights.

#### DINING AREA

Rear aspect French doors to garden, tiled floor, radiator, connection for sky tv.

#### LANDING

Loft access, part boarded and insulated, Baxi combi boiler in the loft, doors to:-

#### BEDROOM ONE

Front aspect double glazed bay window with plantation shutters, front aspect double glazed window, radiator.

#### BEDROOM TWO

Rear aspect double glazed window with plantation shutters, radiator, built in wardrobes.

#### BEDROOM THREE

Rear aspect double glazed window with plantation shutters, built in wardrobes and set of draws, radiator.

#### BATHROOM

Rear aspect double glazed window, low level WC, heated towel radiator, part tiled walls, panel enclosed bath with shower over, tiled floor, downlights, extractor fan.

#### FRONT

Block paved off street parking.

#### REAR GARDEN

Mainly laid to lawn, paved patio area, flower and shrub border and a timber shed.

#### 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 Manor (0.8 mile) - Metropolitan/Piccadilly.

Ruislip Gardens (0.6 mile) - Central Line.

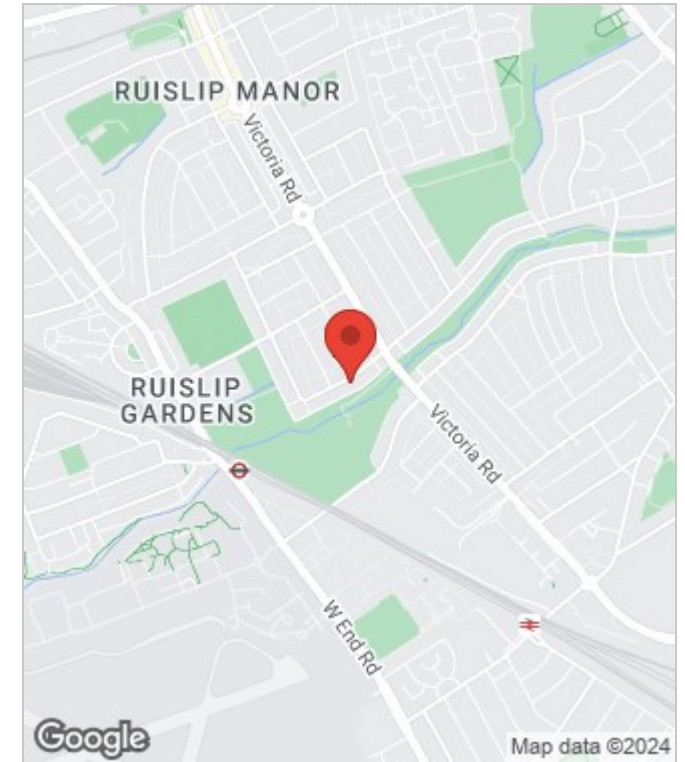
South Ruislip (0.8 mile) - Central/Chiltern Railways.



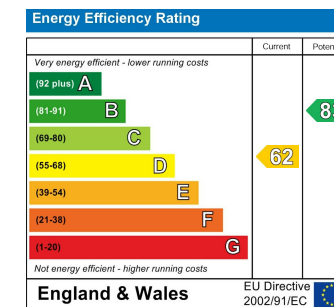
## Floor Plans



## Area Map



## Energy Performance Graph



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