



Pine Gardens, Ruislip, HA4 9TN



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Gibson Honey are delighted to present to the market this beautifully presented three bedroom semi detached home boasting with potential to extend subject to the usual planning constraints. Situated in a highly desirable location, this family home briefly comprises: Bay fronted living room which flows effortlessly into the dining room, fitted kitchen, three good size bedrooms and modern bathroom suite. The property benefits include: Garage, entrance porch, gas central heating, double glazing and private rear garden. Ideally located a short walk from Bessingby park as well as Ruislip Manor and Eastcote's bustling high streets which offer numerous shops, cafes and restaurants. Both high streets are on the Metropolitan and Piccadilly lines. For the motorist the A40 leading to London and the Home Counties is easily accessible. There are a number of highly regarded schools that cater for children of all ages within close proximity.



## ENTRANCE PORCH

Dual aspect double glazed frosted windows, door to:

## ENTRANCE HALL

Tiled flooring, under stair storage housing electric meter, radiator, door to:

## LIVING/DINING ROOM

Front aspect double glazed leaded light bay window with blind

shutters, parquet flooring, coved ceiling, feature fireplace, radiator x 2, rear aspect double glazed leaded light sliding door to rear garden.

## KITCHEN

Rear aspect double glazed window, side aspect double glazed door to rear garden, tiled flooring, part tiled walls, a range of base and eye level units, inset sink with drainer, integrated oven

with four gas hob rings and extractor hood, space for washing machine and fridge freezer.

## FIRST FLOOR LANDING

Side aspect double glazed frosted window, cupboard housing boiler, hatch to loft space, doors to:

## BEDROOM ONE

Front aspect double glazed leaded light bay window with blind shutters, laminate effect flooring, fitted wardrobes, radiator.

## BEDROOM TWO

Rear aspect double glazed window with blind shutters, laminate effect flooring, radiator.

## BEDROOM THREE

Front aspect double glazed leaded light window with blind shutters, laminate effect flooring, radiator.

## BATHROOM

Dual aspect double glazed frosted windows, tiled flooring, downlighting, panel enclosed bath with shower attachment and mixer taps, downlighting, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

## FRONT

Mainly laid to patio, side access.

## REAR GARDEN

Laid to lawn, patio area, panel enclosed fence, side access, rear access, door to:

## GARAGE

Dual aspect windows, power and lighting, space for tumble dryer, up and over door.

## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09

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

## DISTANCE TO STATIONS

Eastcote (0.4 miles) - Metropolitan/Piccadilly  
Ruislip Manor (0.5 miles) - Metropolitan/Piccadilly



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

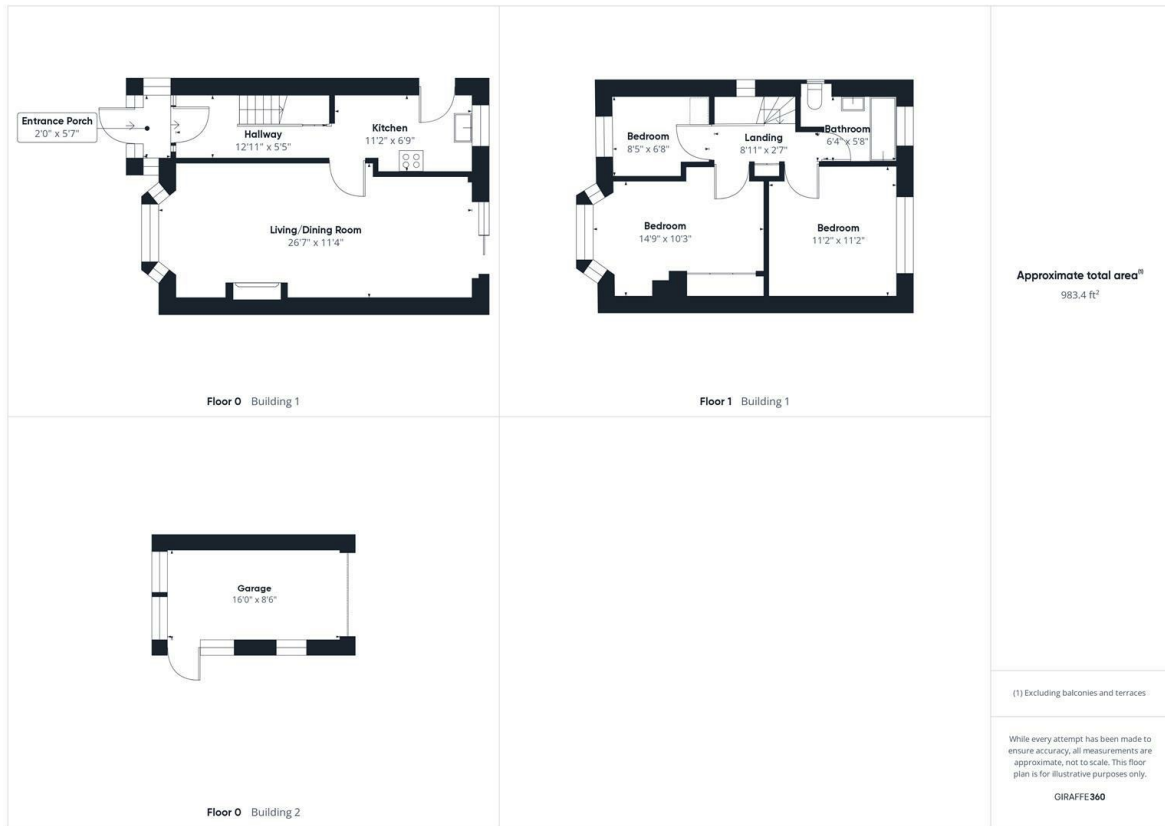
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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