



Whitby Road, Ruislip, HA4 9ED







gibsonhoney

Gibson Honey are delighted to present to the market this truly stunning three DOUBLE bedroom, extended semi-detached home set in this highly desirable and convenient location. This large and immaculately presented family home briefly comprises: spacious living room, two bathrooms, separate dining room, utility room and modern fitted kitchen with a range of integrated appliances. The property benefits include: good sized loft room which covers the whole width of property, off street parking for several vehicles, beautifully presented rear garden with a summerhouse and double garage to rear. Set on this highly convenient residential road, the property is just moments from the area's shopping and transport links (Metropolitan/Piccadilly/Central & Chiltern Lines). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also ideally located within the catchment areas of the highly regarded schools and is just a short stroll to the local parks.



### ENTRANCE PORCH

Dual aspect double glazed windows, front aspect double glazed door, door to:

### ENTRANCE HALL

Front aspect double glazed frosted door, engineered wooden flooring, radiator, under stair storage cupboard housing electric meter, storage cupboard, stairs to first floor landing, doors to:

### LIVING ROOM

Dual aspect double glazed windows, engineered wooden flooring, downlighting, part coved ceiling, double radiators x 2.

### DOWNSTAIRS SHOWER ROOM

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

### KITCHEN

Engineered wooden flooring, part tiled walls, radiator, downlighting, a range of base and eye level units with stone worktop, one and a half stainless steel sink with drainer, integrated appliances including double oven and dishwasher, five gas hob rings with extractor hood, space for fridge freezer, leading to:

### DINING ROOM

Rear aspect double glazed bifold door with blind attachment leading to rear garden, skylight, engineered wooden flooring, downlighting, wall mounted radiator, coved ceiling, door to:

### UTILITY ROOM

Rear aspect double glazed door to rear garden, front aspect double glazed frosted window, tiled flooring, part tiled walls, base and eye level unit, stainless steel sink with drainer, floor mounted Worcester boiler, space for washing machine, tumble dryer and fridge freezer.

### FIRST FLOOR LANDING

Front aspect double glazed window, hatch to loft room, coved ceiling, doors to:

### BEDROOM ONE

Front aspect double glazed window, double radiator, coved ceiling, a range of built in wardrobes.

### BEDROOM TWO

Rear aspect double glazed window, double radiator, coved ceiling.

### BEDROOM THREE

Dual aspect double glazed window, double radiator, coved ceiling.

### BATHROOM

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

### LOFT ROOM

Double radiator, eaves storage.

### FRONT

Off street parking for several vehicles, side access.

### REAR GARDEN

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

### GARAGE

Up and over door, power and lighting.

### SUMMER HOUSE

Dual aspect windows, front aspect double doors.

### 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

Eastcote (0.6 miles) - Metropolitan/Piccadilly  
Ruislip Manor (0.8 miles) - Metropolitan/Piccadilly  
South Ruislip (0.8 miles) - Central/Chiltern Railways



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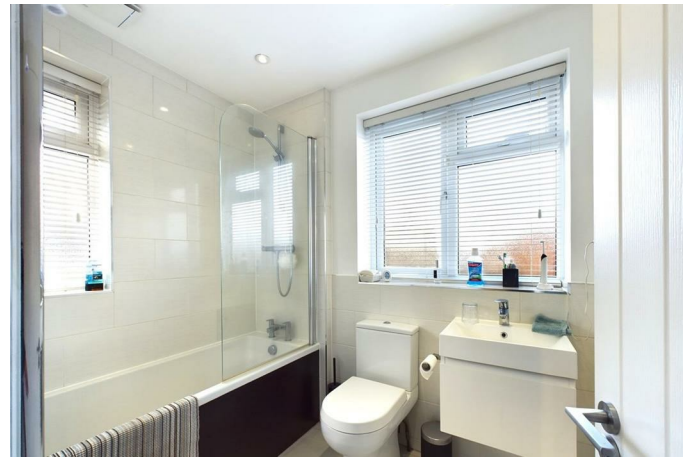
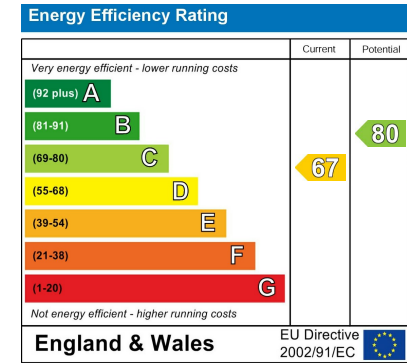
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