



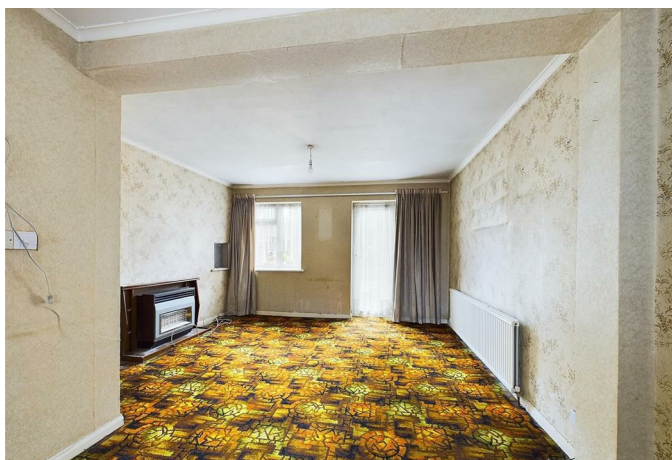
Whitebutts Road, Ruislip, HA4 0NB





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NO UPPER CHAIN. A large terrace home set in this highly popular location. Having plenty of potential to personalise and extend (subject to the usual planning constraints), this property briefly comprises: Three good size bedrooms, living room, separate dining room, spacious kitchen and bathroom suite. The benefits include: downstairs cloakroom, double glazing, gas central heating, larger than average rear garden and ample off street parking. Peacefully set just moments from the area's variety of shopping and transport facilities (BR/Central/Metropolitan/Piccadilly lines). For the motorist the A40/M40 are just a short drive away providing swift and easy access into Central London and the Home Counties. The property is also ideally located within the catchment areas of a selection of highly regarded local schools. It is also close to the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema.



ENTRANCE PORCH

Front aspect door, dual aspect double glazed windows, door to:

ENTRANCE HALL

Front aspect double glazed window, double radiator, stairs to first floor landing, doors to:

LIVING ROOM

Dual aspect double glazed window, radiator, feature fire place, coved ceiling, rear aspect double glazed door to rear garden.

DINING ROOM

Rear aspect double glazed window, double radiator, coved ceiling, wall mounted boiler, wall mounted boiler, leading to:

KITCHEN

Side aspect double glazed window, rear aspect double glazed door to rear garden, laminate effect flooring, wall mounted electric radiator, a range of base and eye level units, stainless steel sink with drainer, space for appliances including: fridge freezer, washing machine and oven with four electric hob rings and extractor hood.

DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, laminate effect flooring, low level wc.

FIRST FLOOR LANDING

Front aspect window, hatch to loft space, doors to:

BEDROOM ONE

Rear aspect double glazed window, double radiator, coved ceiling, storage cupboard, a range of fitted wardrobes.

BEDROOM TWO

Rear aspect double glazed window, storage cupboard, radiator.

BEDROOM THREE

Front aspect double glazed window, fitted wardrobe.

BATHROOM

Front aspect double glazed window, part tiled walls, wall mounted wash hand basin, low level wc, walk in shower cubicle with power shower attachment.

FRONT

Off street parking, side access.

REAR GARDEN

Mainly laid to patio, lawn area, panel enclosed fence, garden shed.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,863.91

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

DISTANCE TO STATIONS

South Ruislip (0.7 Mi) - Central Line
Eastcote (1.3 Mi) - Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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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