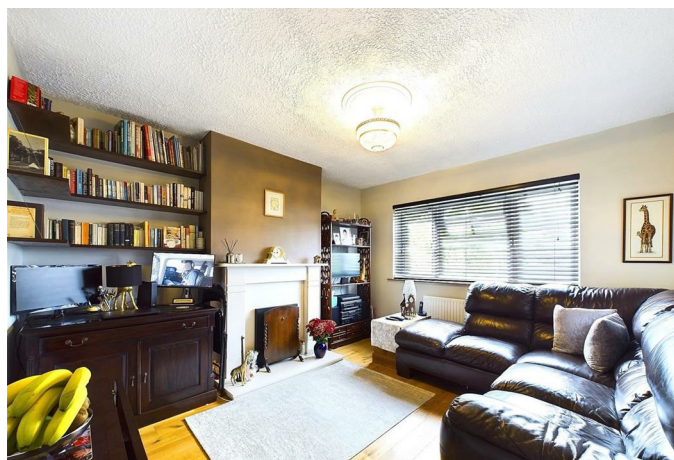




West End Road, Ruislip, HA4 6LA



Gibson Honey are pleased to present to the market this beautiful ground floor garden maisonette. This bright and spacious property which is set close to Ruislip High Street briefly comprises : Two double bedrooms, good size living room, modern bathroom suite and fitted kitchen. The property benefits include : Double glazing, gas central heating, long lease and direct access to large rear garden as well as a front garden. Situated only a short walk from Ruislip High Street with both Ruislip and Ruislip Gardens stations (Central, Metropolitan and Piccadilly) a short walk away as well as it's local shops and amenities, Waitrose supermarket and doctors surgery. Ruislip is home to a number of highly regarded Schools such as Bishop Ramsey and Sacred Heart Primary School being just a stones throw away. There are also numerous bus routes close by and the A40 is easily accessible.



ENTRANCE HALL

Front aspect UPVC door, oak flooring, radiator, storage cupboard

LIVING ROOM

Front aspect double glazed window, radiator, feature fireplace, oak flooring

KITCHEN

Rear and side aspect double glazed window, rear aspect door to range of eye and base level units, space for washing machine, tumble dryer, fridge and freezer, storage cupboard built-in double oven, single drainer stainless steel sink unit with mixer tap and tiled splashback, built in hob, extractor fan, wall mounted combi boiler

BEDROOM ONE

Rear aspect double glazed window, radiator, picture rail

BEDROOM TWO

Front aspect double glazed window, radiator

BATHROOM

Rear aspect double glazed window, panel enclosed bath with shower over, vanity sink unit, heated towel radiator, extractor fan, part tiled walls

COUNCIL TAX

London Borough of Hillingdon - Band C - £1,656.80

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

DISTANCE TO STATIONS

Ruislip Gardens (0.4 miles) - Central
Ruislip (0.6 miles) - Metropolitan



FRONT

Laid to lawn, pathway to the front door

REAR GARDEN

Paved with panel enclosed fencing, timber shed

SIDE GARDEN

Large lawn area, panel enclosed fencing

LEASE

154 years remaining.

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

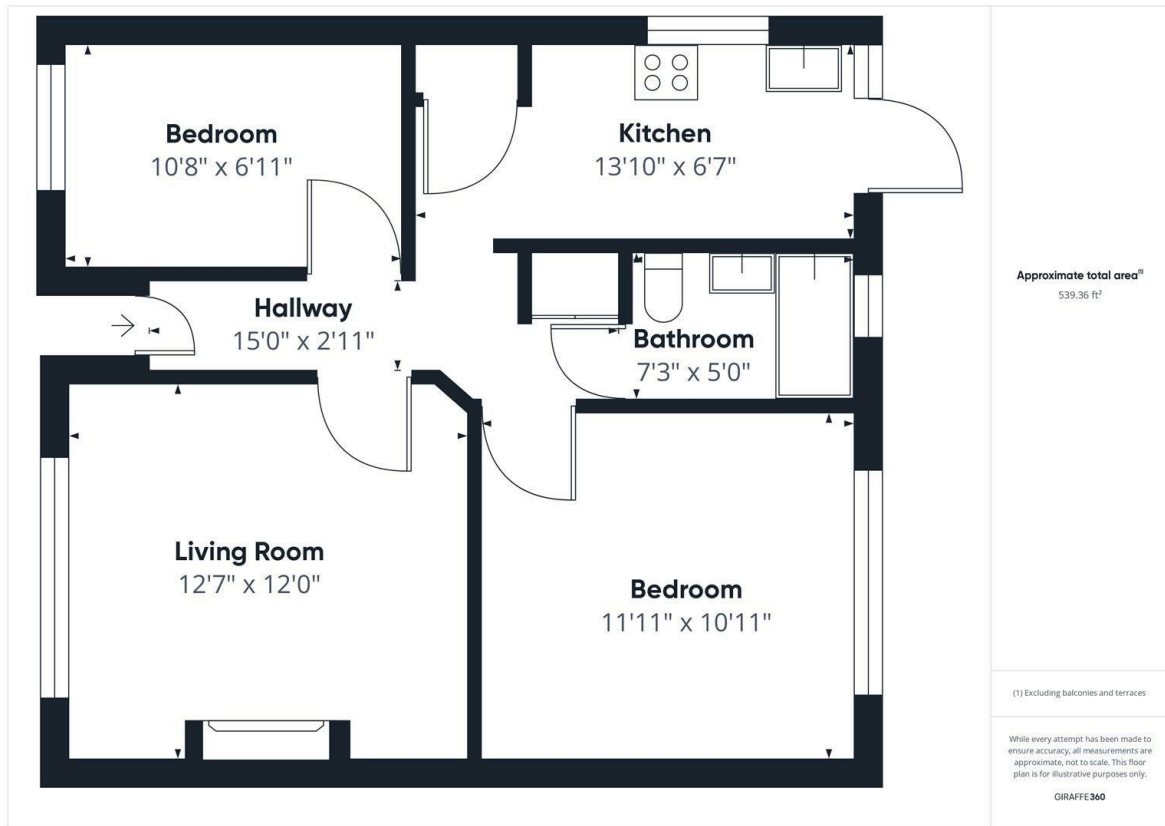
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gibsonhoney



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 65 | 75 |
| England & Wales | EU Directive 2002/91/EC | |



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