



Herlwyn Avenue, Ruislip, HA4 6HS
£500,000





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This two bedroom semi-detached bungalow, set in this highly convenient location, comes to the market with no onward chain. The property offers plenty of potential for improvement and further scope to extend, subject to the necessary planning permissions and briefly comprises: Entrance porch, two good size bedrooms, spacious living room, fitted kitchen and bathroom. The property benefits include: rear garden, garage via shared drive, double glazing and side access. Ideally situated just moments from Ruislip & Ruislip Manor's shopping and transport facilities (Metropolitan/Piccadilly lines). Ruislip Gardens station (Central line) is also within walking distance. The A40/M40 is just a short drive away providing swift and easy access into Central London and the Home Counties. The property is also within the catchment area of several highly regarded primary and secondary schools.



ENTRANCE PORCH

Side aspect door, side aspect window, door to:

ENTRANCE HALL

Side aspect frosted glass door, side aspect stained glass window, radiator, storage cupboard housing meters, storage cupboard, doors to:

KITCHEN/DINER

Side aspect windows, rear aspect door to garden, a range of base and eye level units, sink with drainer, tiled walls, double radiator, space for a range of appliances including: under counter freezer, electric hob, oven, microwave, dish washer and under counter fridge.

LIVING ROOM

Front aspect double glazed bay window, radiators x2, electric fireplace.

BATHROOM

Rear aspect double glazed frosted window, tiled walls, low level wc, wall mounted wash hand basin, bath, free standing shower, heated towel rail.

BEDROOM ONE

Front aspect double glazed window, radiator, fitted wardrobes.

BEDROOM TWO

Rear aspect window, radiator, fitted wardrobe.

GARDEN

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

COUNCIL TAX

London Borough of Hillingdon -
Band E - £1,959.67

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

DISTANCE TO STATIONS

Ruislip (0.5 miles) -
Metropolitan/Piccadilly
Ruislip Gardens (0.5 miles) -
Central line



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

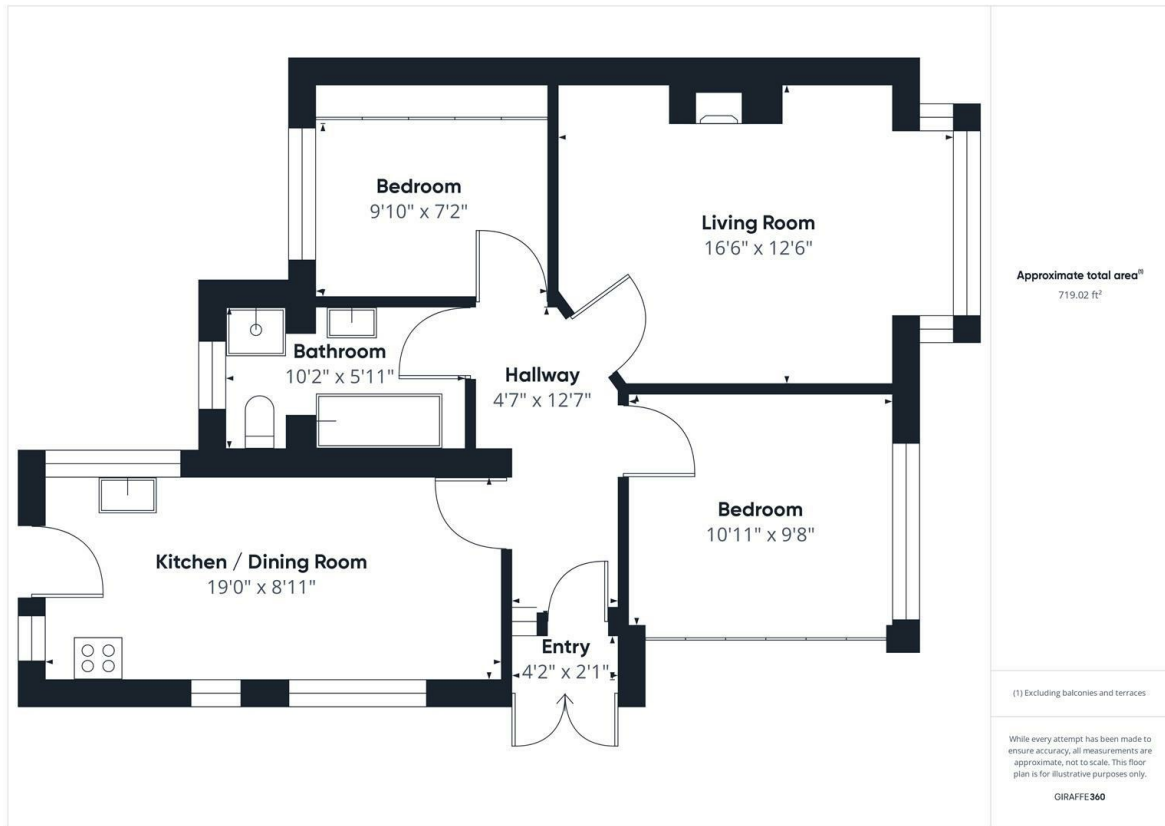
T: 01895 699077


ruislipmanor@gibsonhoney.co.uk

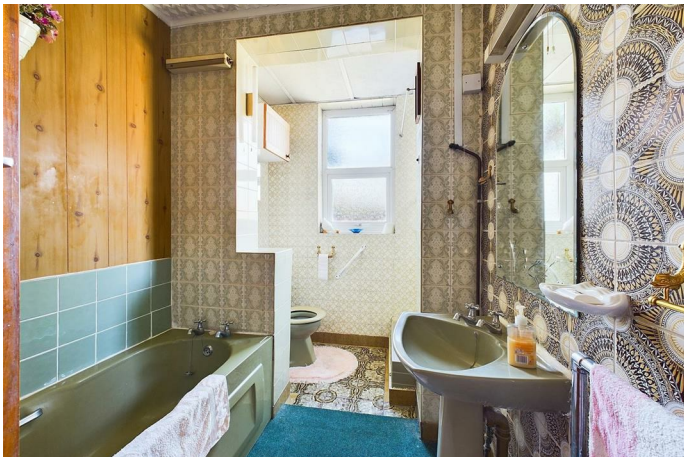
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| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20)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



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