



Dartmouth Road, Ruislip, HA4 0DD





gibsonhoney

We are pleased to present to the market this well proportioned three bedroom 'A' type Manor home. This well presented EXTENDED property briefly comprises: Three good size bedrooms, bay fronted dining room, spacious lounge, extended 'L' shaped kitchen and modern bathroom suite. The property benefits include: Double glazing, gas central heating, off street parking, garage, downstairs cloakroom and beautiful rear garden. Set in this popular location within walking distance of Ruislip High Street, Ruislip Manor and Ruislip Gardens, the property is ideally located for a number of local schools including Sacred Heart, Ladybankes and Ruislip High. Equidistant to an array of train stations including Ruislip Gardens and Ruislip Manor (Central/Piccadilly/Metropolitan) and conveniently located for the A40/M40/M25 offering access into London and the Home Counties.



## ENTRANCE HALL

Stairs to first floor landing, tiled flooring, under stairs storage cupboard, covered ceiling, radiator, doors to:-

## DINING ROOM

Front aspect bay double glazed window, covered ceiling, radiator, decorative coving, working electric fireplace. Double doors to:

## LIVING ROOM

Coved ceiling, radiator, feature fireplace, door to cloakroom. Leading to:

## KITCHEN

Rear aspect double glazed window, down lights, coved ceiling, tiled flooring, built in oven and hob with extractor fan over, sink with drainer and mixer taps, electric radiator, integrated fridge freezer and washing machine.

## CLOAKROOM

Rear aspect double glazed frosted window, downlighting, towel rail, low level wc, wall mounted wash hand basin with storage unit, tiled flooring, part tiled walls.

## MASTER BEDROOM

Front aspect double glazed bay window, coved ceiling, radiator, fitted wardrobes.

## BEDROOM TWO

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

## BEDROOM THREE

Front aspect double glazed bay window, laminate flooring, coved ceiling, radiator.

## BATHROOM

Rear aspect double glazed frosted windows, tiled floor and walls, shower cubicle, low level wc, wall mounted wash basin and heated towel rack.

## REAR GARDEN

Mainly laid to lawn, patio area, storage shed and garage.

## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,151.66

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

## DISTANCE TO STATIONS

Ruislip Gardens (0.5 Miles) - Central line  
Ruislip Manor (0.8 Miles) - Metropolitan/Piccadilly.



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

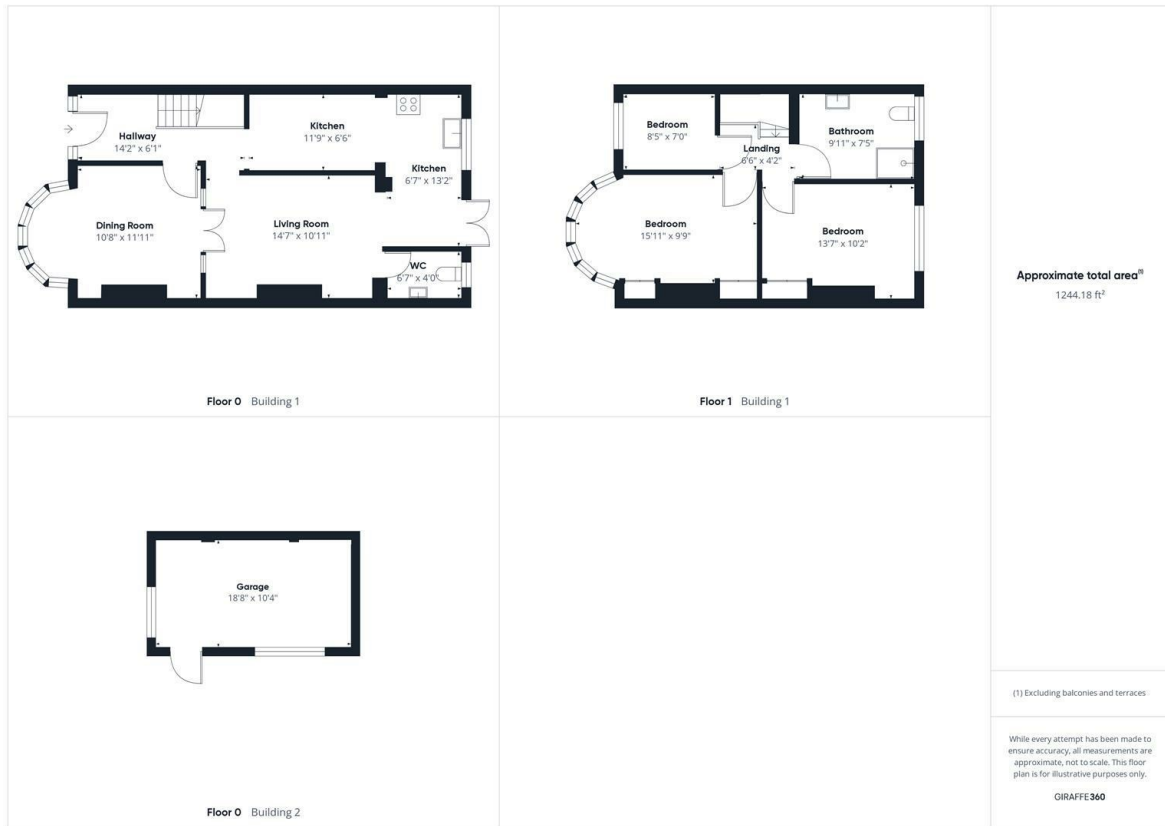
T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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