

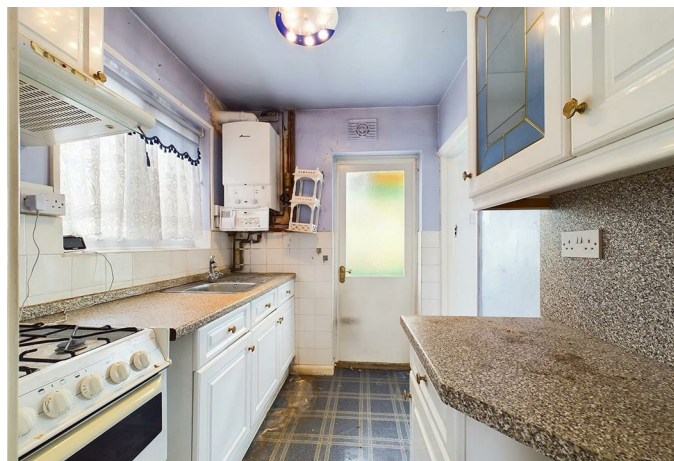


Parkfield Crescent, Ruislip, HA4 0RD



gibsonhoney

NO UPPER CHAIN. A superb opportunity has arisen to purchase this semi-detached home offering the purchaser to put their own stamp on the property. Set in this popular and convenient location this spacious property is in need of modernisation and briefly comprises : Two good size bedrooms, living room, dining room, fitted kitchen, garden room and bathroom suite. The property benefits include : Double glazing, gas central heating, ample storage space, private rear garden, garage and off street parking for two vehicles. Ideally positioned just moments from the area's shopping and transport facilities (BR/Central/Metropolitan/Piccadilly lines accessible locally). For the motorist the A40/M40 are just a short drive away providing swift and easy access into Central London and the Home Counties. For families the property is ideally located within the catchment areas of the local highly regarded schools and is just a short stroll to the local parks. It is also ideally located for the new 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema.



ENTRANCE PORCH

Front aspect door, dual aspect windows, door to:

HALLWAY

Side aspect window, stairs to first floor landing, coved ceiling, under stair storage, doors to:

LIVING ROOM

Front aspect double glazed stained glass leaded light bay window, radiator, feature fireplace, leading to:

DINING ROOM

Rear aspect window, radiator, coved ceiling, rear aspect door to garden room, leading to:

KITCHEN

Side aspect double glazed window, tiled flooring, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, wall mounted boiler, space for appliances, door to:

GARDEN ROOM

Dual aspect doors to rear garden, rear aspect windows.

FIRST FLOOR LANDING

Side aspect double glazed stained glass leaded light frosted window, hatch to loft space, doors to:

BEDROOM ONE

Rear aspect windows, radiator, coved ceiling, fitted wardrobes, picture rail.

BEDROOM TWO

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

BATHROOM

Side aspect window, tiled flooring, tiled walls, tiled enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc, radiator.

FRONT

Off street parking for multiple vehicles.

REAR GARDEN

Mainly laid to lawn, side access, panel enclosed fence, door to:

GARAGE

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 (0.8 Mi) - Central Line
Eastcote (0.9 Mi) - Metropolitan/Piccadilly



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

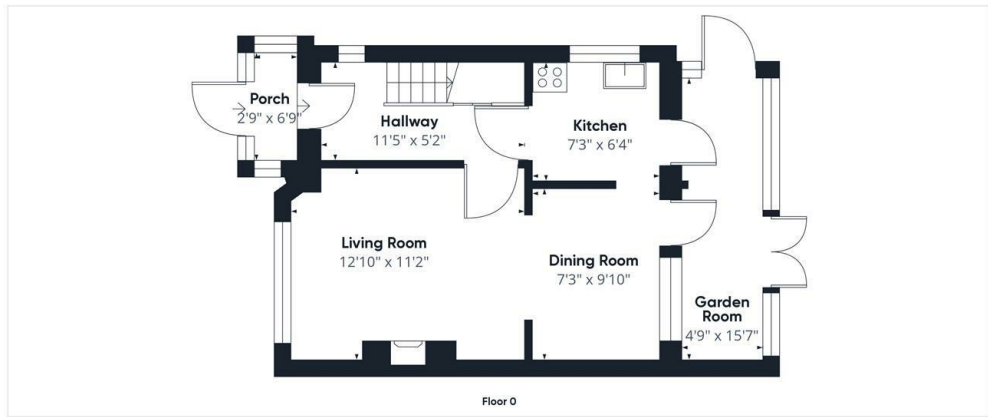
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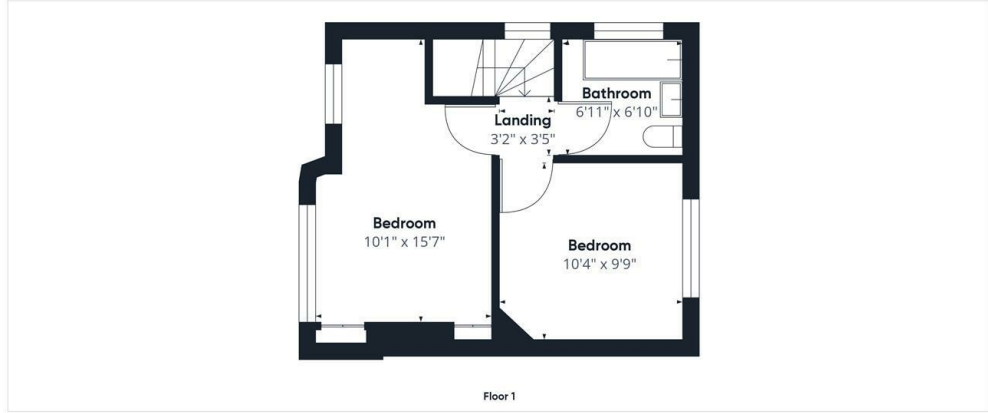
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Floor 0



Floor 1

Approximate total area¹⁾
723.01 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

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



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