



Whitby Road, Ruislip, HA4 9DT





gibsonhoney

Gibson Honey are delighted to present to the market this truly stunning three DOUBLE bedroom, extended end of terrace home set in this highly desirable and convenient location. This large and immaculately presented family home briefly comprises: spacious living room, through lounge/diner, modern family bathroom, utility room, large garage and modern fitted kitchen with a range of integrated appliances. The property benefits include: off street parking for two vehicles, beautifully presented rear garden with a double garage to rear and downstairs bedroom with en suite. Set on this highly convenient residential road, the property is just moments from the area's shopping and transport links (Metropolitan/Piccadilly/Central & Chiltern Lines). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also ideally located within the catchment areas of the highly regarded schools and is just a short stroll to the local parks.



## ENTRANCE PORCH

Front aspect door, dual aspect windows, tiled flooring, door to:

## HALLWAY

Laminate flooring, coved ceiling, under stair storage, radiator.

## LIVING ROOM

Front aspect double glazed bay window, coved ceiling, decorative fireplace, fitted shutters, radiator.

## LIVING/DINING ROOM

Rear aspect double glazed doors, laminate flooring, coved ceiling, double radiator.

## KITCHEN

Rear aspect double glazed window, rear aspect double glazed double doors to rear garden, a range of base and eye level units, stainless steel sink with drainer, integrated appliances including double oven, grill, gas stove and extractor hood, free standing fridge/ freezer.

## UTILITY ROOM

Rear aspect double glazed window, rear aspect double glazed door to rear garden, tiled flooring, a range of base and eye level storage, space for washing machine x2, stainless steel sink with drainer, radiator.

## BEDROOM TWO

Front aspect double glazed window, laminate flooring, fitted shutters, storage cupboard, double radiator, door to;

## ENSUITE

Tiled floor, part tiled walls, stand-in shower, extractor fan, fitted vanity sink, low level w/c, heated towel rail.

## FIRST FLOOR LANDING

Side aspect double glazed frosted window, fitted shutters, above stairs storage, loft hatch.

## BEDROOM ONE

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

## BEDROOM THREE

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

## BATHROOM

Rear aspect double glazed frosted

window, tiled walls, panel enclosed bath with shower, fitted vanity sink, low level w/c, heated towel rail.

## GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, double garage.

## DOUBLE GARAGE

Power and lighting, up and over door, rear access.

## 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

Ruislip Gardens (0.8 Mile) - Central line  
South Ruislip (0.8 Mile) - Central line  
Ruislip Manor (0.9 Mile) - Metropolitan/Piccadilly



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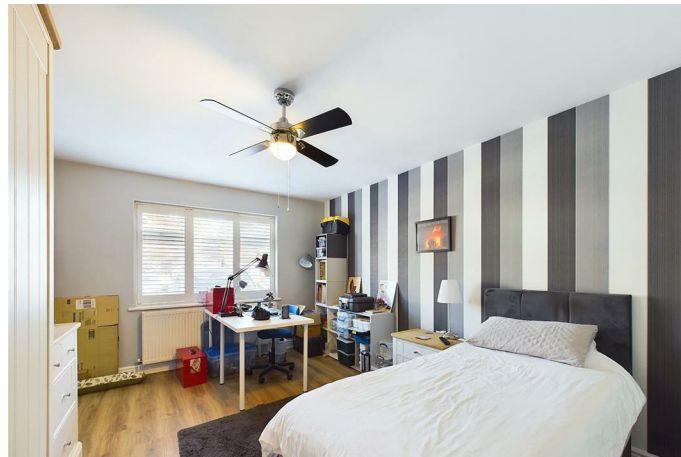
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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