

Paignton Road, Ruislip, HA4 0BU





NO UPPER CHAIN. A well proportioned end of terrace home offering potential for the new owners to put their stamp on. Set in this peaceful location close to Ruislip Manor, this versatile residence offers plenty of potential for improvement and further scope to extend, subject to the necessary planning permissions and briefly comprises: bay fronted living room leading through to lounge/dining room, a spacious kitchen, five good size bedrooms including one on the ground floor and two bathroom suites. The many benefits include: Large rear garden, garage, gas central heating and off street parking. Set in the heart of Ruislip Manor, this property is a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School and Ruislip High School. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.







#### **FNTRANCE PORCH**

# LIVING ROOM

Front aspect double glazed leaded light bay window, double radiator, coved ceiling, stairs to first floor landing, front aspect entrance door, leading to:

## LOUNGE/DINER

Rear aspect double glazed sliding door to rear garden, double radiator, radiator, coved ceiling, door to:

#### **KITCHEN**

Rear aspect double glazed window, laminate effect flooring, tiled walls, a range of base and eye level units, electric heater, stainless steel sink with drainer, space for a range of appliances including; washing machine, dryer, oven and dishwasher, door to:

## **HALLWAY**

Side aspect double glazed window, laminate effect flooring, coved ceiling, storage cupboard, doors to:

## **BEDROOM THREE**

Front aspect double glazed window, laminate effect flooring, coved ceiling.

## **DOWNSTAIRS BATHROOM**

Tiled walls, coved ceiling, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc, double radiator.

#### FIRST FLOOR LANDING

Hatch to loft space, doors to:

## **BEDROOM ONE**

Front aspect double glazed leaded light bay window, front aspect double glazed leaded light window, coved ceiling, a range of fitted wardrobes, double radiator.

## **BEDROOM TWO**

Front aspect double glazed leaded light window, laminate effect flooring, coved ceiling.

## **BEDROOM FOUR**

Rear aspect double glazed window, radiator.

## **BEDROOM FIVE**

Rear aspect double glazed window, laminate effect flooring, coved ceiling, a range of fitted wardrobes, radiator.

#### **BATHROOM**

Rear aspect double glazed frosted

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

#### **FRONT**

Off street parking, side access.

## **REAR GARDEN**

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

## GARAGE

Side aspect window, up and over door, power and lighting.

#### COUNCIL TAX

London Borough of Hillingdon - Band F - £2,278.09

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

#### **DISTANCE TO STATIONS**

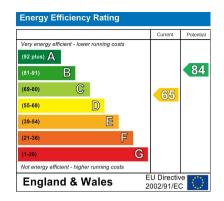
Ruislip Gardens (0.6 Miles) - Central line Ruislip Manor (0.8 Miles) -Metropolitan/Piccadilly. Ruislip (1.1 Miles) -Metropolitan/Piccadilly.

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