



Paignton Road, Ruislip, HA4 0BU





gibsonhoney

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 Banks 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.



ENTRANCE 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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