



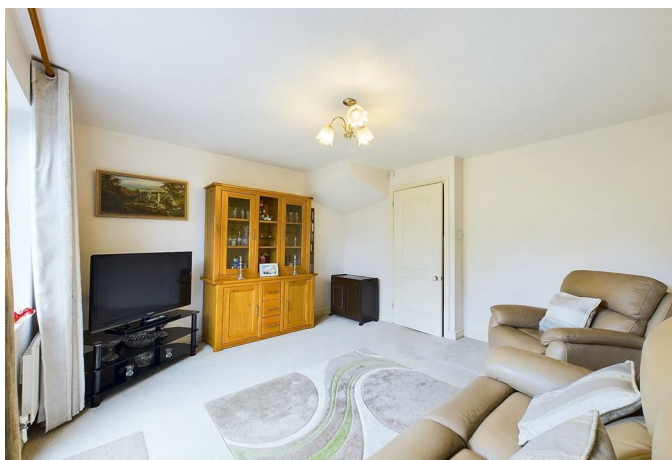
Elliott Avenue, Ruislip, HA4 9LY





gibsonhoney

NO UPPER CHAIN. Gibson Honey are delighted to present to the market this two bedroom terraced home. Set on this ever popular development within easy reach of the local amenities, this ideal first time purchase briefly comprises: Two double bedrooms, spacious lounge/dining room, fitted kitchen and bathroom suite. Other benefits include downstairs cloakroom, gas central heating, private rear garden & allocated parking. This property is ideally situated for both Ruislip Manor and Eastcote's extensive High Streets which offer a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). The A40/M40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Side aspect door, front aspect double glazed window, radiator, stairs to first floor landing, under stairs cupboard, doors to:

LIVING / DINING ROOM

Rear aspect double glazed windows, rear aspect door to rear garden, radiator x 2.

KITCHEN

Front aspect double glazed window, a range of base and eye level units, sink with drainer, part tiled walls, radiator, integrated electric hob and oven, extractor hood, space for fridge freezer, washing machine and dishwasher, laminate effect flooring.

DOWNSTAIRS CLOAKROOM

Front aspect double glazed window, low level wc, vanity unit incorporating wash hand basin, radiator.

FIRST FLOOR LANDING

Hatch to loft space, cupboard housing wall mounted boiler and water tank, doors to:

BEDROOM ONE

Rear aspect double glazed window, built in wardrobe, radiator.

BEDROOM TWO

Front aspect double glazed windows, radiator, built in cupboard over stairs.

BATHROOM

Panel enclosed bath with mixer tap and wall mounted shower head, pedestal wash hand basin, low level wc, radiator, extractor fan.

FRONT

One allocated parking space.

REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, rear access, garden shed.

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 Manor (0.7 Miles) - Metropolitan/Piccadilly.
Eastcote (0.8 Miles) - Metropolitan/Piccadilly.
Ruislip Gardens (1 Miles) - Central Line.



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

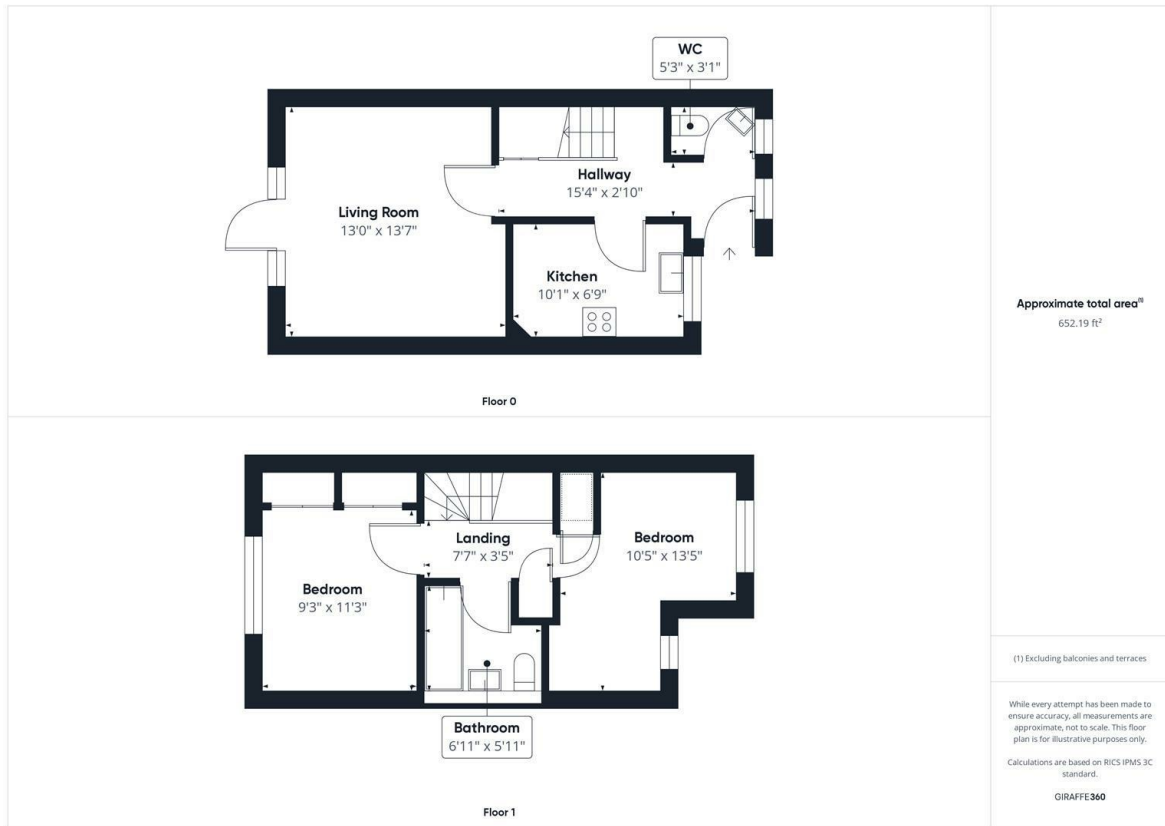
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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