



Barnstaple Road, Ruislip, HA4 0UP



gibsonhoney





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An extremely well proportioned end of terrace home offering potential for the new owners to put their stamp on. Situated in this convenient location, 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, dining room leading through to the kitchen, sitting room, five good size bedrooms including one on the ground floor, study on 2nd floor and two bathroom suites. The many benefits include: Conservatory, rear garden, garage and gas central heating. This property is set close to South Ruislip's and Ruislip Manor's amenities including rail links(Chiltern/Central/Metropolitan/Piccadilly) and local schools such as Queensmead & Deansfield. It is also ideally located for the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema. The A40 is within striking distance offering swift and easy access to both London and the Home Counties. For families there are a number of parks a short walk away.





## ENTRANCE HALL

Front aspect door, stairs to first floor landing, door to:

## LIVING ROOM

Front aspect double glazed bay window, laminate effect flooring, radiator, rear frosted window, leading to:

## DINING ROOM

Radiator, laminate effect flooring, leading to:

## KITCHEN

Tiled flooring, tiled walls, range of base and eye level units, rear aspect double glazed window, stainless steel sink with drainer, electric hob with four rings and extractor hood, range of integrated appliances including: dishwasher, microwave, oven, space for fridge freezer, downlighting, side aspect double glazed door to rear garden.

## UTILITY CUPBOARD

Wall mounted combi Boiler, space for washing machine.

## DOWNSTAIRS BATHROOM

Inset floor level jacuzzi bath, low level wc, radiator, heated towel rail, wall mounted wash hand basin, tiled flooring, tiled wall, rear aspect double glazed frosted windows, bidet.

## DOWNSTAIRS BEDROOM

Front aspect double glazed bay window, laminate effect flooring, radiator, built-in wardrobes.

## STTING ROOM

Laminate effect flooring, radiator, built in storage cupboard, leading to:

## CONSERVATORY

Radiator, side aspect window, laminate effect flooring, rear aspect double glazed sliding door to rear garden.

## FIRST FLOOR LANDING

Laminate effect flooring, hatch to loft space, radiator, doors to:

## MASTER BEDROOM

Front aspect double glazed bay window, front aspect double glazed window, partial laminate effect flooring, leading to:

## STUDY

Radiator, coved ceiling, skylight, laminate effect flooring, leading to:

## BEDROOM

Coved ceiling, rear aspect double glazed window, part tiled walls, laminate effect flooring

## BEDROOM

Radiator, rear aspect double glazed windows, laminate effect flooring, built in wardrobe

## BEDROOM

Radiator, front aspect double glazed bay window, built in wardrobes

## BATHROOM

Vanity unit incorporating wash hand basin, radiator, heated towel rail, rear aspect double glazed frosted windows, tiled flooring, tiled enclosed bath with shower attachment and mixer taps, low level wc, stand in shower cubicle.

## FRONT

Laid to lawn, patio pathway

## REAR GARDEN

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

## GARAGE

Side aspect window, power and lighting

## COUNCIL TAX

London Borough of Hillingdon - Band F-£2,692.30

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

## DISTANCE TO STATIONS

South Ruislip (0.5 Miles) - Central and Overground  
Eastcote (0.9 Miles) - Metropolitan/Piccadilly  
Ruislip Manor (0.9 Miles) - Metropolitan/Piccadilly  
Ruislip (0.9 Miles) - Metropolitan/Piccadilly



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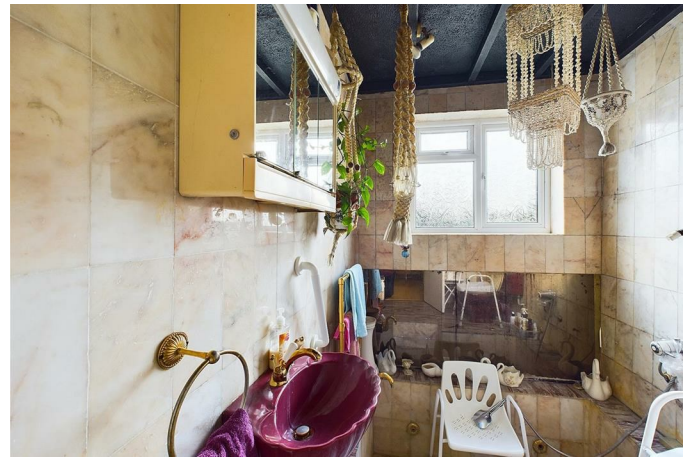
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



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