



Victoria Road, Ruislip, HA4 9DF

We are pleased to present to the market this well proportioned three bedroom 'A' type Manor home. This well presented property briefly comprises: Three good size bedrooms, bay fronted dining room, spacious lounge, modern kitchen and spacious modern bathroom suite. The property benefits include: Double glazing, gas central heating, off street parking, conservatory and beautiful rear garden. Set in this popular location within walking distance of Ruislip High Street, Ruislip Manor and Ruislip Gardens, the property is ideally located for a number of local schools including Sacred Heart, Ladybankes and Ruislip High. Equidistant to an array of train stations including Ruislip Gardens and Ruislip Manor (Central/Piccadilly/Metropolitan) and conveniently located for the A40/M40/M25 offering access into London and the Home Counties.



ENTRANCE HALL

Front aspect double glazed frosted door, laminate flooring, radiator, doors to:

DINING ROOM

Front aspect double glazed bay window, laminate flooring, radiator.

FRONT ROOM

Radiator, french doors to;

CONSERVATORY

Dual aspect double glazed windows, tiled flooring, space for washing machine and dryer.

KITCHEN

Rear aspect double glazed frosted door to conservatory, tiled flooring, a range of base and eye level units, wall mounted boiler, integrated double oven, fridge freezer, electric hob with extractor fan over, sink unit with drainer.

LANDING

Loft hatch, storage cupboard, doors to:

BEDROOM ONE

Front aspect double glazed bay window, downlighting, fitted wardrobes, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator, downlighting.

BEDROOM THREE

Front aspect double glazed bay window, downlighting, radiator.

BATHROOM

Rear aspect double glazed window, tiled flooring, tiled walls, low level w/c, tiled enclosed bathtub, stand in shower, vanity unit incorporating wash hand basin, down lights, extractor fan, mirrored wall mounted cabinet, heated towel rail.

GARDEN

Mainly laid to lawn, patio area, shed, rear access to gated service road.

COUNCIL TAX

London Borough of Hillingdon -

Band E - £2,386.24

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

DISTANCE TO STATIONS

Ruislip Manor (0.5 Miles) -

Metropolitan/Piccadilly.

Ruislip Gardens (0.7 Miles) -

Central line

South Ruislip (0.9 Miles) - Central

line/Chiltern line

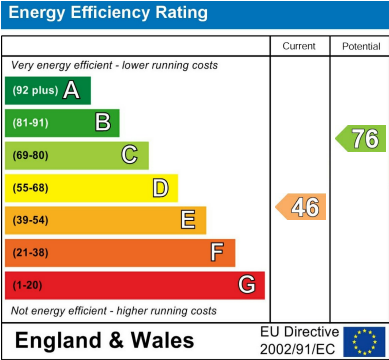


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