



Victoria Road, Ruislip, HA4 0EP





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We are pleased to present to the market this beautiful three bedroom, two bathroom 'A' Type Manor Home. This well presented property briefly comprises: Three good size bedrooms, bay fronted living room, spacious through lounge/ diner, homely kitchen, family bathroom plus an ensuite to the master bedroom. The property benefits include: Double glazing, gas central heating, garage 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 St Swithun Wells, Ladybankes and Ruislip High which has recently been classed as Outstanding. Equidistant to an array of train stations including Ruislip Gardens, South Ruislip & Ruislip Manor (Central/Piccadilly/Metropolitan) and conveniently located for the A40/M40/M25 offering access into London and the Home Counties.



ENTRANCE PORCH

Dual aspect double glazed windows, front aspect doors, leading to:

ENTRANCE HALL

Front aspect door, laminate effect flooring, upright radiator, stairs to first floor landing, coved ceiling, understairs cupboard, doors to:

LOUNGE

Front aspect double glazed bay window, laminate effect flooring, radiator, gas feature fireplace, coved ceiling.

THROUGH LOUNGE/DINER

Dual aspect double glazed windows, radiator, rear aspect double glazed French doors to rear garden.

KITCHEN

Rear aspect double glazed frosted door to rear garden, rear aspect double glazed window, space for washing machine, space for fridge, part tiled, range of base and eye level units, stainless steel sink and drainer, gas point, wall mounted Worcester boiler.

LANDING

Loft access, doors to:

BEDROOM ONE

Rear aspect double glazed window, radiator, coved ceiling, door to:

EN SUITE

Rear aspect double glazed frosted window, stand in shower cubicle, wall mounted wash hand basin, low level wc.

BEDROOM TWO

Front aspect double glazed bay window, radiator, range of built in wardrobes.

BEDROOM THREE

Front aspect double glazed bay window, radiator.

BATHROOM

Rear aspect double glazed frosted window, heated towel rail, low level wc, underfloor heating, built in mirrored storage cupboard, panel enclosed bath with mixer taps and shower attachment, wall mounted wash hand basin.

REAR GARDEN

Rear access, mainly laid to lawn, patio area, water butt, well matured shrubs and borders, lean to.

GARAGE

Via rear gated access.

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

South Ruislip (0.5 Miles) - Central line/Chiltern line

Ruislip Gardens (0.6 Miles) - Central line

Ruislip Manor (0.9 Miles) - Metropolitan/Piccadilly.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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