



Shenley Avenue, Ruislip, HA4 6BT

NO UPPER CHAIN. We are pleased to present to the market this beautiful 'Bowers' built family home situated in a highly convenient location. This well presented home comes with potential to extend subject to the usual planning constraints and briefly comprises: Suntrap style bay fronted through lounge/dining room, newly fitted kitchen leading to a utility area, three good size bedrooms and a modern family bathroom suite. The property benefits include: Double glazing, gas central heating, private rear garden and garage via own drive. The property is ideal for a family seeking well proportioned accommodation in a convenient and sought after location. Ruislip Manor and Ruislip High Street's shops and transport links are a few minutes walk away with the A40/M40/M25 close by providing swift and easy access into Central London and the surrounding Home Counties. For families, the property comes into the catchment of many highly regarded schools.



ENTRANCE HALL

Front aspect double glazed leaded light frosted glass window, front aspect frosted glass door, wood effect flooring, radiator, dado rail, under stair storage housing meters, stairs to first floor landing, doors to:

THROUGH LOUNGE/DINING ROOM

Front aspect double glazed leaded light suntrap bay style

window, rear aspect double glazed sliding door to rear garden, radiator x 2, feature fireplace, coved ceiling, wall mounted lights.

KITCHEN

Wood effect flooring, radiator, part tiled walls, range of base and eye level units, one and a half stainless steel sink and drainer, space for oven with 4 ring electric hob with extractor hood over, leading to:

UTILITY AREA

Rear aspect double glazed window, side aspect double glazed door, side aspect window, wood effect flooring, eye level unit, space for: fridge-freezer, washing machine, freezer, dishwasher.

LANDING

Side aspect double glazed leaded light frosted glass window, dado rail, hatch to loft space, doors to:

BATHROOM

Rear aspect double glazed frosted glass window, heated towel rail, wood effect flooring, low level w/c, vanity unit incorporating wash hand basin, panel enclosed bath with power shower, storage cupboard housing boiler.

BEDROOM ONE

Front aspect double glazed leaded light suntrap bay style window, radiator, wood effect flooring, built in wardrobes, coved ceiling.

BEDROOM TWO

Rear aspect double glazed window, radiator, wood effect flooring, coved ceiling.

BEDROOM THREE

Front aspect double glazed leaded light bay window, radiator, wood effect flooring, built in wardrobes, coved ceiling.

REAR GARDEN

Patio space, mainly laid to lawn.

GARAGE

Rear aspect door, rear aspect window, up and over door, power lighting.

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 (0.2 Miles)-
Metropolitan/ Piccadilly
Ruislip Gardens (0.8 Miles)-
Central Line



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

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