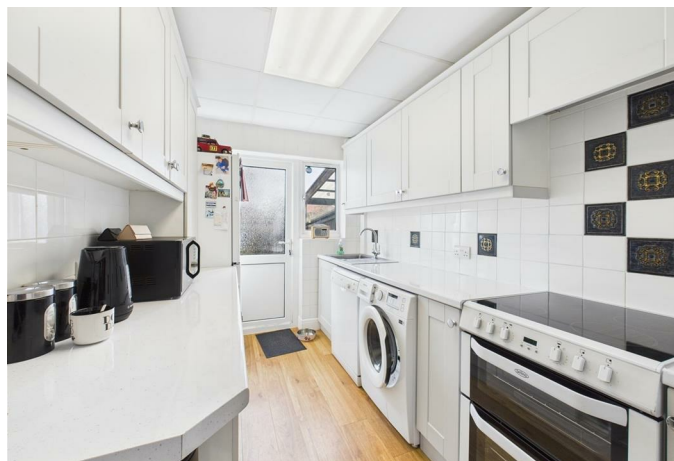




Torrington Road, Ruislip, HA4 0AT

Well presented with a contemporary finish we are delighted to offer to the market this three bedroom family home. Internally, the generously proportioned accommodation is arranged over two floors with light filled rooms and briefly comprises : Three good size bedrooms, modern bathroom suite, living room, separate dining room and a fully appointed kitchen. The property benefits from : Double glazing, gas central heating, downstairs cloakroom, rear garden backing playing fields and garage. Set in this highly sought after location and within close proximity to Ruislip & Ruislip Manor High Street's with their bus routes and rail links, this will make the ideal home for a professional couple or commuter.



ENTRANCE PORCH

Front aspect frosted windows, front aspect door leading to:

ENTRANCE HALL

Front aspect door, front aspect frosted windows, under stairs cupboard, picture rail, coved ceiling, radiator, laminate effect flooring, doors to:

DOWNSTAIRS CLOAKROOM

Laminate effect flooring, low level wc, wall mounted wash hand basin.

LOUNGE

Front aspect double glazed bay window with shutters, coved ceiling, picture rail, radiator.

DINING ROOM

Rear aspect double glazed window, rear aspect double glazed French doors to rear garden, picture rail, laminate effect flooring, radiator, decorative fireplace, coved ceiling.

KITCHEN

Rear aspect double glazed frosted door, rear aspect double glazed window, range of base and eye level units, laminate effect flooring, tiled walls, one and a half sink and drainer, extractor hood, spaces for a range of appliances including washing machine, dishwasher, oven and fridge freezer.

LANDING

Hatch to loft space, cupboard housing hot water cylinder, picture rail, coved ceiling, doors to:

BEDROOM ONE

Front aspect double glazed bay window with shutters, radiator, coved ceiling, radiator, built in wardrobes.

BEDROOM TWO

Rear aspect double glazed window, radiator, coved ceiling, decorative fire surround.

BEDROOM THREE

Front aspect double glazed window with shutters, radiator, coved ceiling.

BATHROOM

Rear aspect double glazed frosted window, panel enclosed bath, vanity unit incorporating wash hand basin, tiled walls, heated towel rail.

SEPARATE WC

Rear aspect double glazed frosted window, tiled walls, coved ceiling, tiled flooring.

REAR GARDEN

Panel enclosed fence, outside power, outside tap, mainly laid to lawn, patio area, rear access.

GARAGE

Power and lighting, exterior sensor lights, rear aspect doors, side aspect door.

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 Gardens (0.4 Miles) - Central line

Ruislip (0.5 Miles) - Metropolitan/Piccadilly.

Ruislip Manor (0.6 Miles) - Metropolitan/Piccadilly.



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