



Manningtree Road, Ruislip, HA4 0ER



NO UPPER CHAIN. A beautifully extended three-bedroom home situated in this convenient location. The property briefly comprises; Bay-fronted reception room, modern kitchen/dining room with doors to the secluded rear garden, family bathroom suite and garage. This property benefits from three good sized bedrooms and gas central heating. This most desirable 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 double glazed frosted door, radiator, stairs to first floor landing, door to;

### LIVING ROOM

Front aspect double glazed bay window, radiator, under stairs storage cupboard, door to:

### KITCHEN

Rear aspect double glazed window, rear aspect double glazed door to rear garden, velux window, downlighting, tiled flooring, a range of base and eye level units, tiled splashback, stainless steel sink, oven with four electric hob rings, extractor fan, radiator.

### BATHROOM

Tiled flooring, part tiled walls, heated towel rail, wash hand basin, panel enclosed bathtub with mixer taps and shower attachment, low level w/c.

### FIRST FLOOR LANDING

Loft hatch, doors to:

### BEDROOM ONE

Front aspect double glazed bay window, front aspect double glazed window, radiator.

### BEDROOM TWO

Rear aspect double glazed window, radiator.

### BEDROOM THREE

Rear aspect double glazed window, radiator.

### REAR GARDEN

Mainly laid to lawn, patio area, door to:

### GARAGE

### COUNCIL TAX

London Borough of Hillingdon - Band D -£1,952.38

N.B. WE RECOMMEND YOUR

SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### DISTANCE TO STATIONS

South Ruislip (0.6 Mile) - Central line

Ruislip Gardens (0.6 Mile) - Central line

Ruislip Manor (1 Mile) - Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(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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