



Chelston Road, Ruislip, HA4 9SA

NO UPPER CHAIN. Gibson Honey are pleased to present to the market this immaculately presented two bedroom 'B' type Manor home with the added benefit of a driveway. The property briefly comprises: two good size bedrooms, spacious through lounge/dining area, kitchen and modern bathroom suite. The property benefits include: double glazing, gas central heating and private 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 PORCH

Front aspect double glazed door, dual aspect double glazed window, tiled flooring, door to;

### THROUGH LOUNGE

Front aspect double glazed bay window, radiator, vinyl flooring, decorative fireplace, coved ceiling,, under stairs storage housing meters.

### DINING AREA

Rear aspect double glazed door to rear garden, radiator, coved ceiling.

### KITCHEN

Rear aspect double glazed window, downlighting, a range of base and eye level units, stainless steel sink and drainer, integrated fridge/ freezer and microwave, oven with four gas

hob rings, part tiled wall, tiled flooring, space for washing machine.

### LANDING

Hatch to loft space, doors to;

### MASTER BEDROOM

Front aspect double glazed bay window, double radiator, fitted wardrobes and storage cupboards.

### BEDROOM TWO

Rear aspect double glazed window, fitted wardrobes, radiator.

### BATHROOM

Rear aspect double glazed frosted window, fully tiled flooring and walls, panel enclosed bathtub with mixer taps and shower attachment, vanity unit incorporating wash hand basin, low level w/c, heated towel rail.

### REAR GARDEN

Mainly laid to lawn, patio area, shed.

### 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 THE STATIONS

Ruislip Manor (0.3 mile) -  
Metropolitan/Piccadilly.

Eastcote (0.8 mile) -  
Metropolitan/Piccadilly.

Ruislip Gardens (1 mile) - Central  
Line.

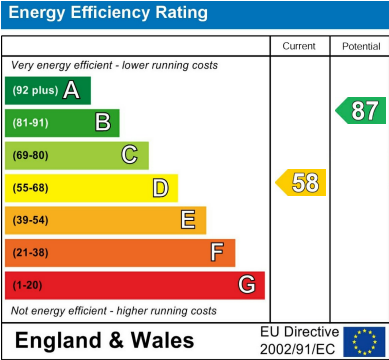


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