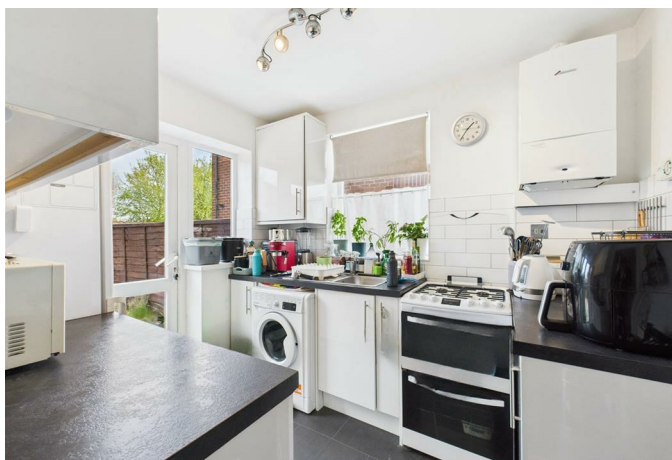




Frazer Avenue, Ruislip, HA4 6UY

NO UPPER CHAIN. Gibson Honey present a well-proportioned two-bedroom ground floor maisonette nestled in a quiet yet well-connected residential area. This charming home features its own private garden and offers a host of benefits including gas central heating, double glazing, off-street parking, and two generously sized bedrooms. Additional highlights include a modern kitchen, a contemporary fitted bathroom suite, and a bright, spacious living area. Ideally located close to the amenities of South Ruislip, the property is within easy reach of excellent transport links, including the Central Line, and reputable schools such as Queensmead, Deansfield, and Ruislip High. The Old dairy is just moments away with its cinema, restaurants, and shopping options, while the nearby A40 provides convenient access to Central London and the Home Counties.



ENTRANCE HALL

Front aspect door, radiator, doors to;

LIVING ROOM

Front aspect double glazed window, radiator, coved ceiling.

KITCHEN

Side aspect double glazed window, rear aspect double glazed door, tiled flooring, part tiled walls, radiator, a range of base

and eye level units, stainless steel sink, space for fridge/ freezer, oven unit with four gas hob rings, washing machine.

MASTER BEDROOM

Rear aspect double glazed window, radiator.

BEDROOM TWO

Front aspect double glazed window, side aspect double glazed window, radiator.

BATHROOM

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

GARDEN

Patio area, shed, panel fencing.

LEASE

120 Years remaining

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

OUTGOINGS

Ground Rent - £140 annually

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

COUNCIL TAX

London Borough of Hillingdon -
Band C - £1,735.45

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS



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

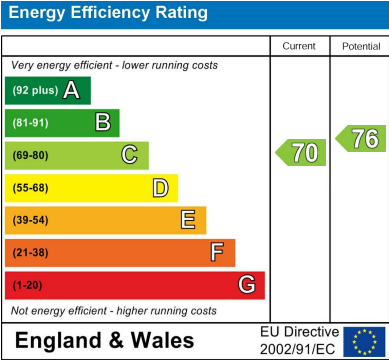
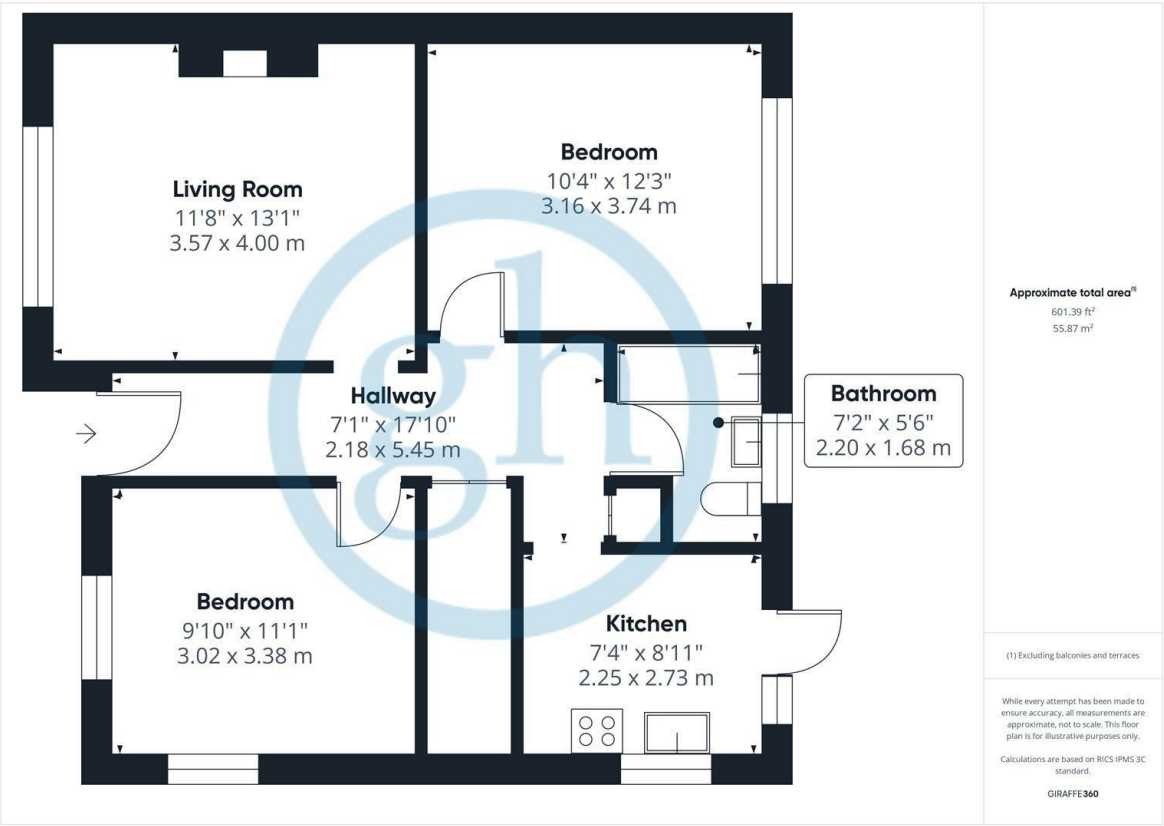
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