



Dulverton Road, Ruislip, HA4 9AG

Situated in this highly convenient location is this well proportioned three bedroom 'B' type Manor home. Having the added benefit of a loft conversion and with further potential to extend subject to the usual planning constraints this property briefly comprises: Master bedroom in loft with shower cubicle, two further good size bedrooms, spacious through lounge, modern fitted kitchen, recently fitted bathroom suite and large rear garden. The benefits include: gas central heating, off street parking and private rear garden. This property is ideally set in the heart of Ruislip Manor and a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School, Warrender Primary School and Ruislip High School. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



LOUNGE

Front aspect double glazed door, radiators x 2, stairs to first floor landing, front aspect double glazed bay window, storage cupboard housing meters, rear aspect double glazed patio doors to garden, opens to:

KITCHEN

Rear aspect double glazed window, range of base and eye level

units, gas hob, range of integrated appliances such as a fridge freezer, washing machine and slimline dishwasher.

FIRST FLOOR LANDING

Front aspect double glazed window, radiator, stairs to second floor landing, doors to:

BEDROOM TWO

Front aspect double glazed bay window, radiator

BEDROOM THREE

Rear aspect double glazed window, radiator

BATHROOM

Rear aspect double glazed frosted window, panel enclosed bath with wall mounted shower attachment, pedestal wash hand basin, low level wc, fully tiled walls.

DISTANCES TO STATIONS

Ruislip Manor (0.5 Miles) -
Metropolitan/Piccadilly
Ruislip Gardens (0.6 Miles) -
Central line
Ruislip (0.7 Miles) -
Metropolitan/Piccadilly
South Ruislip (0.9 Miles) -
Central/Chiltern Railways



SECOND FLOOR LANDING

Door to:

MASTER BEDROOM

Rear aspect double glazed window, radiator, storage cupboards in the eaves, shower cubicle

GARDEN

Mainly laid to lawn, panel enclosed fence, rear access to service road

FRONT

Off street parking for one vehicle

COUNCIL TAX

London Borough of Hillingdon -
Band D - £1,952.38
N.B. WE RECOMMEND YOUR
SOLICITOR VERIFIES THIS
BEFORE EXCHANGE OF
CONTRACTS.

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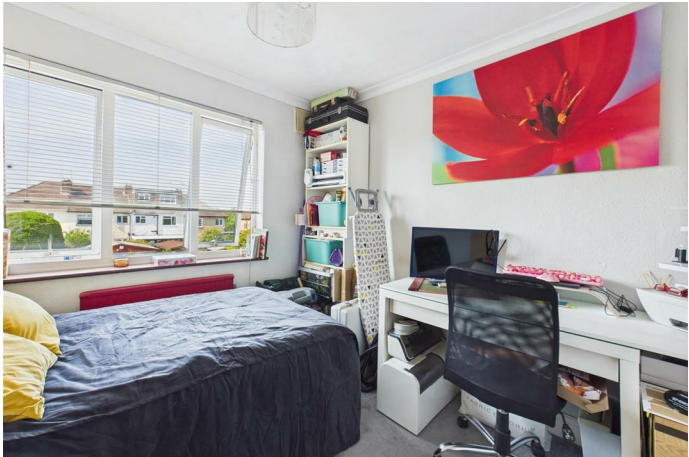
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Approximate Area = 848 sq ft / 79 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential).
Produced for Gibson Honey. REF: 890373

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		58
(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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