

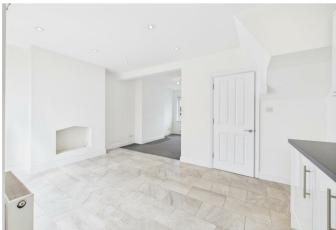
Hatherleigh Road, Ruislip, HA4 6AU £525,000





NO UPPER CHAIN. Nestled in a highly sought-after location, this charming 2-bedroom mid-terraced home presents the perfect opportunity for growing families. This stunning modern property briefly comprises: A welcoming entrance hall, comfortable living room which is seamlessly connected to the dining room – which then flows through to the fitted kitchen, a sunroom finishes the ground floor. Upstairs, there are two well-proportioned bedrooms with a modern bathroom suite, catering to everyone's needs. This sought-after location puts you a few moments away from Ruislip Manor's vibrant high street, brimming with shops, cafes, and restaurants. Convenient transportation options abound, with the Metropolitan and Piccadilly tube lines whisking you into central London in a flash. It is also close by to Ruislip Gardens parade where you can find the Central Line. The A40/Western Avenue is your gateway to exploring the city and surrounding Home Counties.







HALLWAY

Double glazed frosted front aspect door, double radiator, under stair storage cupboard, door to:

KITCHEN DINER

Rear aspect double glazed window, radiator x2, wall mounted boiler, tiled flooring, part tiled walls, a range of eye level and base level units, integrated gas hob and oven, integrated fridge.

LIVING ROOM

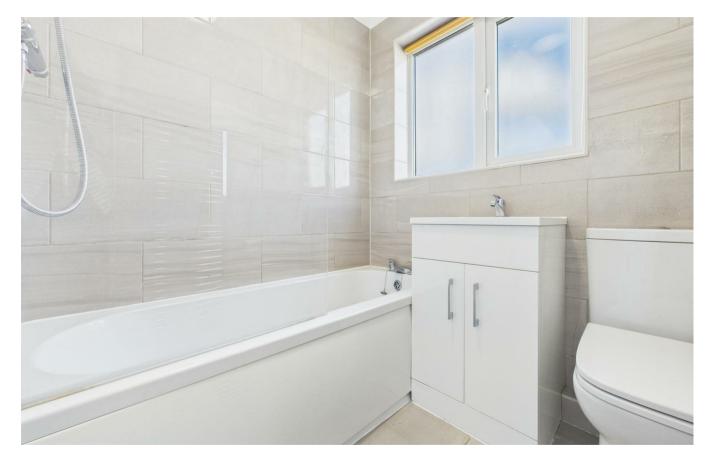
Front aspect double glazed window, double radiator, part tiled flooring, through to:

SUNROOM

Double glazed doors, rear aspect door and window, tiled flooring.

LANDING

Loft access, doors to:



MASTER BEDROOM

Front aspect double glazed bay window, double radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator, fitted storage cupboard.

BATHROOM

Rear aspect double glazed frosted window, heated towel rail, tiled flooring and walls, panel enclosed bath with mixer taps and separate wall mounted shower mixer unit, wash hand basin enclosed by vanity unit, low level wc

GARDEN

Laid to lawn, pavement, rear access through gate.

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

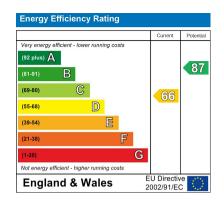
Ruislip Manor (0.6 Miles) -

Metropolitan/Piccadilly
Ruislip (1.0 mi) Metropolitan/Piccadilly
Ruislip Gardens (0.6 Miles) Central Line

73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH T: 01895 699077 ruislipmanor@gibsonhoney.co.uk















You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.