



Exmouth Road, Ruislip, HA4 0UG

Gibson Honey are delighted to present this extended four-bedroom end-of-terrace house in a sought-after location with potential to extend further STPP. The spacious property offers a bay-fronted living room, a large dining room, four good-sized bedrooms, and three bathrooms. Additional features include double glazing, gas central heating, a private rear garden, and an outbuilding. The property is ideally situated close to South Ruislip and Ruislip Manor amenities, including rail links (Chiltern, Central, Metropolitan, and Piccadilly lines), local schools such as Queensmead and Deansfield, and the 'Old Dairy' site with Asda, restaurants, and a cinema. With easy access to the A40, this home is well-connected to London and the Home Counties, and there are several parks nearby, making it perfect for family living.





## PORCH

Front aspect double glazed door, side aspect double glazed frosted window, tiled flooring, door to;

## HALLWAY

Radiator, stairs to first floor landing, doors to;

## LIVING ROOM

Front aspect double glazed "sun-trap style" bay window, radiator.

## DINING ROOM

Radiator, doors to;

## CONSERVATORY

Rear double glazed window and door to rear garden, radiator.

## KITCHEN

Rear aspect double glazed window, rear aspect door to rear garden, radiator, downlighting, a range of base and eye level units, integrated

oven with four gas hob rings, extractor fan, wall mounted boiler housed in cupboard, sink with drainer.

## BATHROOM

Tiled walls and flooring, shower cubicle, wash hand basin, low level w/c.

## BEDROOM FOUR

Front aspect double glazed window, radiator.

## FIRST FLOOR LANDING

Side aspect frosted double glazed window, doors to;

## MASTER BEDROOM

Front aspect double glazed "sun-trap style" bay window, radiator.

## BEDROOM THREE

Rear aspect double glazed window, radiator.

## BATHROOM

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

## SECOND FLOOR LANDING

Side aspect double glazed frosted window, doors to;

## BEDROOM TWO

Front aspect Velux windows, rear

aspect double glazed window, radiator, storage in eaves.

## BATHROOM

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

## GARDEN

Mainly laid to lawn, patio area, outbuilding.

## OUTBUILDING

Front aspect double glazed window, lighting, laminate flooring.

## 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 (0.7Miles) - Central line/Chiltern line

Ruislip Gardens (1 Mile) - Central line

Ruislip Manor (1.3 Miles) -

Metropolitan/Piccadilly.



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