



Ashburton Road, Ruislip, HA4 6AB  
£650,000





NO UPPER CHAIN. We are delighted to offer to the market this well presented and welcoming property ideally located for Ruislip Manor High Street. This great size family home briefly comprises: Master bedroom with built in storage, two further good size bedrooms, modern family bathroom suite, separate living room and large kitchen open planned to a second living/dining room. The property benefits include: double glazing, gas central heating, double garage and good size 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 and Ruislip High School. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.





## ENTRANCE HALL

Front aspect double glazed leaded light frosted door, radiator, coved ceiling, stairs to first floor landing, door to:

## LIVING ROOM

Front aspect double glazed bay window, laminate effect flooring, coved ceiling, radiator, feature electric fire place, door to:

## KITCHEN

Rear aspect double glazed window, rear aspect double glazed frosted door to rear garden, laminate effect flooring, part tiled walls, coved ceiling, under stair storage cupboard, a range of base and eye level units, one and a half stainless steel sink with drainer, wall mounted boiler, radiator, space for appliances including washing machine, oven with four gas hob rings, fridge and freezer, leading to:

## LIVING/DINING ROOM

Dual aspect double glazed windows, laminate effect flooring, coved ceiling, radiator.

## FIRST FLOOR LANDING

Hatch to loft space, coved ceiling, doors to:

## BEDROOM ONE

Front aspect double glazed bay window, front aspect double window, coved ceiling, a range of built in wardrobes, radiator.

## BEDROOM TWO

Dual aspect double glazed windows, radiator x 2, coved ceiling.

## BEDROOM THREE

Rear aspect double glazed window, radiator.

## BATHROOM

Rear aspect double glazed frosted window, tiled flooring, tiled walls, coved ceiling, stand in shower cubicle with power shower attachment, pedestal wash hand basin, low level wc, radiator.

## FRONT

Mainly laid to patio.

## REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, side access, rear access, garden shed x 1, door to:

## DOUBLE GARAGE

Up and over door, power, front aspect windows.

## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

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

## DISTANCE TO STATIONS

Ruislip Manor (0.3 miles) - Metropolitan and Piccadilly Line  
Ruislip (0.5 miles) - Metropolitan and Piccadilly Line  
Ruislip Gardens (0.6 miles) - Central and Chiltern Line



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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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