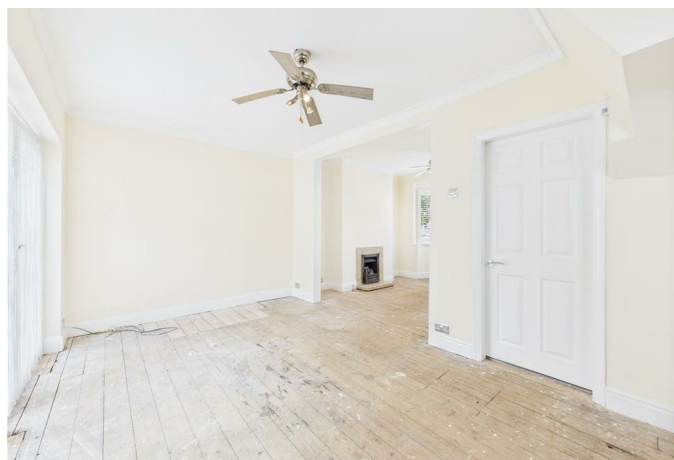




Whitby Road, Ruislip, HA4 9DR

NO UPPER CHAIN. This spacious two-bedroom Manor home offers a great opportunity for buyers seeking a property with potential. In need of modernisation, the home features a bay-fronted through lounge, kitchen, family bathroom, and sliding doors opening onto a private rear garden. Additional benefits include double glazing, gas central heating, a driveway, and a garage with access from both the front and rear. This property is set within a family friendly neighbourhood and is a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and Metropolitan/Piccadilly rail links with other connections close by. There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School and Ruislip High School. For the Motorist, the A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Coved ceiling, radiator, under stair storage cupboard, door to:

THROUGH LOUNGE

Front aspect double glazed bay window, rear aspect double glazed sliding doors to garden, side aspect double glazed window, coved ceiling, radiator x 2, decorative fireplace, door to:

KITCHEN

Rear aspect double glazed window, side aspect double glazed frosted door to garden, part tiled walls, a range of eye and base level units, space for fridge, freezer and washing machine, wall mounted boiler.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, loft hatch, doors to:

MASTER BEDROOM

Front aspect double glazed bay window, front aspect double glazed window, coved ceiling, radiator, fitted wardrobe, fitted storage cupboard x 2.

BEDROOM TWO

Rear aspect double glazed window, coved ceiling, radiator, fitted wardrobe.

BATHROOM

Rear aspect double glazed frosted window, coved ceiling, tiled flooring, part tiled walls, heated towel rail, panel enclosed bath with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

GARDEN

Patio area, laid to lawn, panel enclosed fencing.

GARAGE

Up and over door, power and lighting.

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

Eastcote (0.6 miles) -
Metropolitan/Piccadilly
Ruislip Manor (0.8 miles) -
Metropolitan/Piccadilly
South Ruislip (0.8 miles) -
Central/Chiltern Railways



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

T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk

