



Ashburton Road, Ruislip, HA4 6AA

NO UPPER CHAIN. We are delighted to offer this two DOUBLE bedroom home IN THIS PRIME LOCATION. This property briefly comprises: Spacious living room, kitchen/breakfast room, bathroom suite and additional ensuite. The property benefits include: Gas central heating, private rear garden and SUMMERHOUSE. Set on this highly popular residential road within walking distance of both Ruislip High Street and Ruislip Manor. Located in close proximity to a number of local schools including Sacred Heart, Ladybankes and Ruislip High. The property is conveniently located, with Ruislip Manor & Ruislip Gardens stations just a few minutes walk away, offering access into London via the Metropolitan, Piccadilly and Central lines. For the motorist, the A40/M25 is within striking distance.



ENTRANCE HALL

Front aspect double glazed frosted entrance door, radiator, stairs to first floor landing, door to:

LIVING ROOM

Front aspect double glazed bay window, wooden flooring, coved ceiling, radiator, under stair storage cupboard, door to:

KITCHEN

Rear aspect double glazed windows, rear aspect double glazed door to rear garden, wooden flooring, a range of base and eye level units, stainless steel sink with drainer, integrated oven with four gas ring hob and extractor hood, space for appliances including: dish washer, washing machine and fridge, leading to:

HALLWAY

Rear aspect double glazed window, wooden flooring, radiator, wall mounted boiler, door to:

BATHROOM

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

FIRST FLOOR LANDING

Coved ceiling, hatch to loft space, coved ceiling, doors to:

BEDROOM ONE

Front aspect double glazed bay window, a range of built in wardrobes, part coved ceiling, radiator, sliding door to:

ENSUITE

Front aspect double glazed frosted window, tiled flooring, tiled walls, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc.

BEDROOM TWO

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

FRONT

Off street parking for approximately two vehicles.

REAR GARDEN

Decked area, mainly laid to lawn, panel enclosed fence, door to:

OUTBUILDING

Front aspect double doors, side aspect windows, 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

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		84
(81-91) B		
(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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