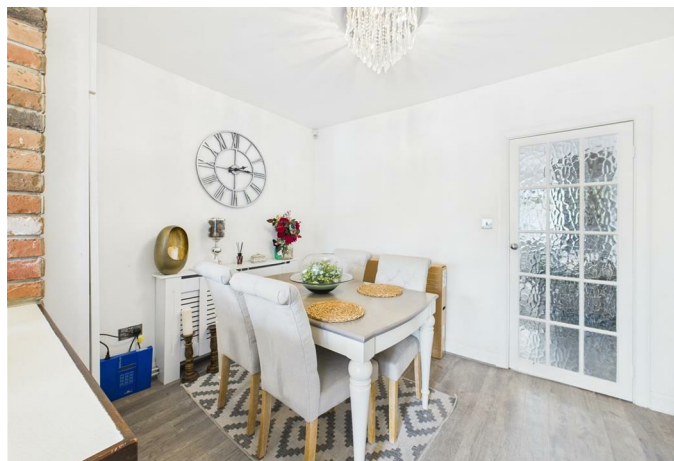




Clyfford Road, Ruislip, HA4 6PR

NO UPPER CHAIN. We are pleased to present to the market this bright and spacious home situated in this highly convenient location. This well proportioned family home briefly comprises: Three double bedrooms, spacious lounge, kitchen open planned with dining room & modern shower room. The property benefits include: Double glazing, entrance porch, gas central heating, private rear garden and double length garage. This desirable property is set within a stones throw of Ruislip Gardens Primary school and also within catchment of Ruislip High. Plenty of local amenities surround this property including Ruislip Gardens, Ruislip Manor and Ruislip high streets which offer a good range of local shops, restaurants, bus routes and rail links including Ruslip Gardens tube station which is within approximately 5 minutes walk. The A40/M40/M25 are set within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE PORCH

Front aspect door, dual aspect window. tiled flooring, door to:

ENTRANCE HALL

Side aspect double glazed window, double radiator, laminate effect flooring, under stair storage cupboards, doors to:

LIVING ROOM

Front aspect double glazed bay window, coved ceiling, double

radiator, laminate effect flooring, decorative electric fireplace, door to:

DINING ROOM

Laminate effect flooring, radiator, fitted storage cupboard, through to:

KITCHEN

Rear aspect double glazed door to rear garden, rear aspect

double glazed window, tiled flooring, part tiled walls, a range of base and eye level units, four gas hob rings, integrated oven, space for fridge freezer, washing machine and tumble dryer.

BATHROOM

Dual aspect double glazed frosted windows, tiled flooring and walls, radiator, downlighting, walk in shower cubicle with wall mounted shower attachment, vanity unit incorporating wash hand basin, low level w/c.

FIRST FLOOR LANDING

Side aspect double glazed window, loft access, doors to:

MASTER BEDROOM

Front aspect double glazed bay window, front aspect double glazed window, coved ceiling, double radiator, downlighting, fitted wardrobes.

BEDROOM TWO

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

BEDROOM THREE

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

GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, side access.

GARAGE

Side aspect door, dual aspect windows, up and over door.

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 Gardens (0.4 Miles) - Central Line
Ruislip Manor (1.3 Miles) - Metropolitan/Piccadilly

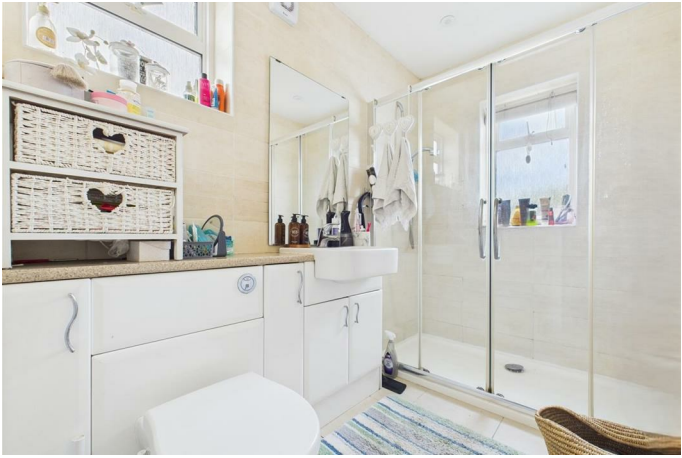
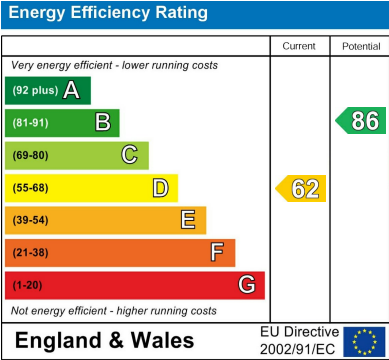


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