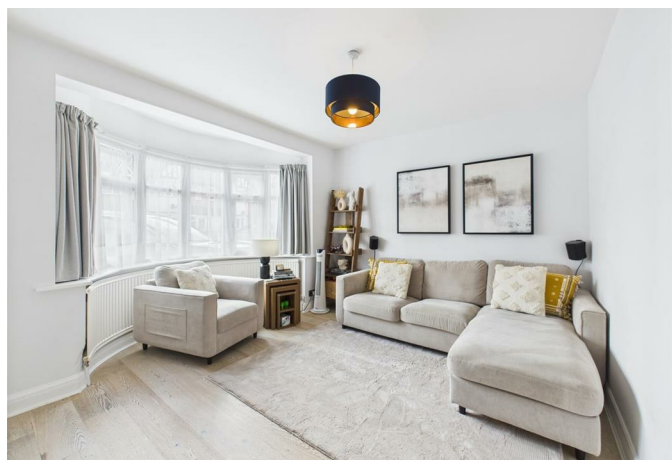




Lynmouth Drive, Ruislip, HA4 9BY

Gibson Honey are delighted to present to the market this immaculate three bedroom terraced 'B' type Manor home. This most attractive property briefly comprises: Spacious bay-fronted lounge, fitted kitchen, modern bathroom suite. Other benefits include: Large conservatory, en suite shower room, double glazing, gas central heating, private rear garden, off street parking and garage. 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/Central). There are a number of highly regarded schools nearby including Lady Banks Infant and Junior School, Warrender Primary 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 PORCH

Front aspect door, dual aspect double glazed windows, porch light, door to:

ENTRANCE HALL

Double radiator, stairs to first floor landing, engineered wooden flooring, door to:

LOUNGE

Front aspect double glazed bay window, radiator, engineered wooden flooring, cupboard under stairs.

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed window, double radiator, integrated washing machine, integrated dishwasher, space for fridge freezer, engineered wooden flooring, part tiled walls, gas hob, electric Neff oven, extractor hood, down lighting.

CONSERVATORY

Triple aspect double glazed windows, engineered wooden flooring, radiator.

BATHROOM

Rear aspect double glazed window, low level wc, pedestal wash hand basin, panel enclosed bath, wall mounted shower attachment with hand shower attachment, fully tiled walls, tiled flooring, double radiator.

LANDING

Doors to:

BEDROOM ONE

Front aspect double glazed bay window, radiator, door to:

EN SUITE

Stand in shower cubicle, front aspect porthole, low level wc, fully tiled walls, down lighting.

BEDROOM TWO

Rear aspect double glazed window, double radiator.

BEDROOM THREE

Rear aspect double glazed window, radiator.

FRONT

Off street parking.

REAR GARDEN

Deck area, mainly laid to lawn, rear access, panel enclosed fence, outside tap.

GARAGE

To rear.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,603.38

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

DISTANCE TO STATIONS

Ruislip Manor (0.7 Mile) - Metropolitan/Piccadilly
Ruislip Gardens (0.9 Mile) - Central line
Ruislip (1 Mile) - Metropolitan/Piccadilly



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