



Victoria Road, Ruislip, HA4 9BS
£650,000



We are pleased to present to the market this extended and well proportioned three bedroom, semi detached home. This well presented property briefly comprises: Three good size bedrooms, bay fronted through lounge/diner, homely fitted kitchen, conservatory and modern family bathroom. The property benefits include: Double glazing, gas central heating, garage, study, utility room, downstairs cloakroom and off street parking for multiple vehicles. Set in this popular location within walking distance of Ruislip High Street, Ruislip Manor and Ruislip Gardens, the property is ideally located for a number of local schools including St Swithun Wells, Ladybankes and Ruislip High which has recently been classed as Outstanding. Equidistant to an array of train stations including Ruislip Gardens, South Ruislip & Ruislip Manor (Central/Piccadilly/Metropolitan) and conveniently located for the A40/M40/M25 offering access into London and the Home Counties.



ENTRANCE PORCH

Side aspect double glazed frosted window, coved ceiling, door to:

HALLWAY

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

THROUGH LOUNGE/DINER

Front aspect double glazed bay window, rear aspect double glazed window, coved ceiling, radiator x2.

KITCHEN

Down lighting, a range of base and eye level units, part tiled walls, tiled flooring, integrated oven and four gas hob rings, space for fridge freezer and dishwasher, door to:

CONSERVATORY

Dual aspect double glazed windows, side aspect double glazed frosted door to garden, tiled flooring, radiator, space for tumble dryer, doors to:

DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, radiator, tiled flooring, wall mounted wash hand basin, low level wc.

UTILITY ROOM

Tiled walls, tiled flooring, a range of base and eye level units, space for washing machine, door to:

STUDY

Side aspect double glazed frosted window, door to:

GARAGE

Up and over door, power and lighting, wall mounted boiler.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, coved ceiling, storage cupboard, loft hatch, doors to:

BEDROOM ONE

Front aspect double glazed bay window, coved ceiling, spotlights, radiator.

BEDROOM TWO

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

BEDROOM THREE

Front aspect double glazed window, coved ceiling, radiator.

BATHROOM

Dual aspect double glazed frosted window, spotlights, tiled flooring, radiator, panel enclosed bath with mixer taps, shower cubicle with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

REAR GARDEN

Mainly laid to patio, cobblestones, shrubbery and foliage, panel enclosed fencing, side access.

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 (0.5 Miles) -

Metropolitan/Piccadilly.

Ruislip Gardens (0.7 Miles) -

Central line

South Ruislip (0.9 Miles) - Central line/Chiltern line

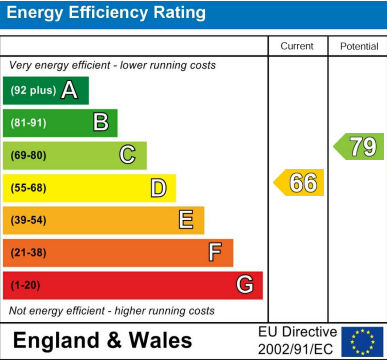


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