



Exmouth Road, Ruislip, HA4 0UR

An exceptionally well presented and skilfully extended four bedroom, two bathroom home. Set in this sought after location, this versatile residence briefly comprises: To the ground floor is a welcoming hallway, a separate sitting room, modern shower room, and a beautifully appointed kitchen/living/dining room which stars as the focal point of the house. The ground floor further benefits from a study/bedroom four. The first floor is comprised of three good size bedrooms and a large family bathroom. The property benefits include: off street parking, good size rear garden and a large outbuilding currently used as a home bar, it also includes a separate storage area. This most desirable home is set close to South Ruislip's & Ruislip Manor's amenities including rail links (Chiltern/Central/Metropolitan/Piccadilly) and local schools such as Queensmead & Deansfield. It is also ideally located for the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema. The A40 is within striking distance offering swift and easy access to both London and the Home Counties. For families there are a number of parks a short walk away.



ENTRANCE HALL

Front aspect double glazed frosted entrance door, down lighting, radiator, under stair storage cupboard, doors to:

LIVING ROOM

Front aspect double glazed part bay window, radiator.

BEDROOM FOUR/OFFICE

Front aspect double glazed window, down lighting, radiator, fitted wardrobe.

THROUGH LOUNGE

Rear aspect double glazed bifold doors, skylight x 2, down lighting, radiator x 2, under stair storage cupboard with space for washing machine, through to:

KITCHEN

Rear aspect double glazed window, down lighting, part tiled walls, a range of base and eye level units, integrated fridge freezer, dishwasher, microwave, oven and five gas hob rings, kitchen island with storage, integrated wine fridge and breakfast bar.

DOWNSTAIRS SHOWER ROOM

Side aspect double glazed window, down lighting, part tiled walls, tiled flooring, heated towel rail, rainfall shower cubicle with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM ONE

Front aspect double glazed part bay window, front aspect double glazed window, radiator, fitted wardrobe.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BEDROOM THREE

Front aspect double glazed window, radiator.

BATHROOM

Rear aspect double glazed frosted window, down lighting, tiled walls, tiled flooring, heated towel rail, walk in rainfall shower with mixer taps and shower attachment, freestanding bath with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

GARDEN

Patio area, side and rear access, laid to lawn, cobble stone pathway, panel enclosed fencing.

OUTBUILDING

Front aspect door, dual 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

South Ruislip (0.7Miles) - Central line/Chiltern line

Ruislip Gardens (1 Mile) - Central line

Ruislip Manor (1.3 Miles) - Metropolitan/Piccadilly.



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