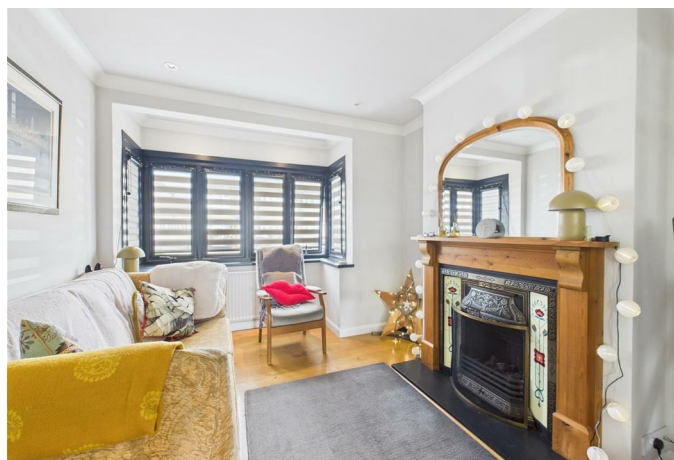




Dawlish Drive, Ruislip, HA4 9SF

NO UPPER CHAIN. An exceptionally well presented and skilfully extended two bedroom terraced home. Set in this peaceful location close to Ruislip Manor, this stunning residence briefly comprises: front reception room opening into an exceptionally appointed fitted kitchen/dining room, further benefits include triple glazing and fully boarded loft. The first floor is comprised of a master bedroom with fitted wardrobes, a FURTHER double bedroom and a modern family bathroom. The property benefits include: off street parking, and a good size rear garden with garden shed.

Set in the heart of Ruislip Manor, this property is a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Lady Banks Infant and Junior School and many senior schools within the area such as Ruislip High School. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

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

KITCHEN/DINER

Rear aspect double glazed sliding doors, rear aspect double glazed window, LTV flooring, electric rain-sensitive sky light x 2, down lighting, part tiled walls, standing radiators x 2, a range

of base and eye level units, space for American style fridge freezer, integrated slimline dishwasher, washing machine and double oven, large kitchen island with storage and induction hob, fitted storage and breakfast bar.

LIVING ROOM

Front aspect triple glazed window, coved ceiling, down lighting, radiator, gas feature fireplace, engineered wooden flooring.

FIRST FLOOR LANDING

Loft hatch (fully boarded, pull down ladder and lighting), doors to:

MASTER BEDROOM

Front aspect triple glazed window, coved ceiling, downlighting, radiator, fitted wardrobes.

BEDROOM TWO

Rear aspect triple glazed window, coved ceiling, radiator.

BATHROOM

Rear aspect triple glazed frosted window, downlighting, tiled walls, heated towel rail, panel enclosed bath with mixer taps and Hans Grohe shower attachment, vanity unit incorporating wash hand basin, low level wc, fitted storage.

GARDEN

Landscaped garden, patio area, cobble stone pathway, panel enclosed fencing, rear access.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,952.38

SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Ruislip Manor (0.5 Miles) - Metropolitan/Piccadilly
Eastcote (0.7 Miles) - Metropolitan/Piccadilly
Ruislip Gardens (1.1 Miles) - Central line

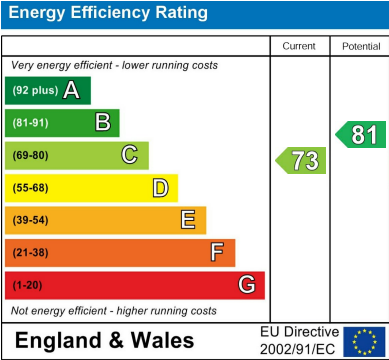


73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk



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