



Barnstaple Road, Ruislip, HA4 0UP

An extremely well proportioned end of terrace home offering potential for the new owners to put their stamp on. Situated in this convenient location, this versatile residence offers further scope to extend, subject to the necessary planning permissions and briefly comprises: downstairs cloakroom, living room through to a modern kitchen/diner and four good size bedrooms including one on the ground floor. The many benefits include: Study, utility space, well maintained rear garden, double garage and gas central heating.

This property is set close to South Ruislip's and 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 PORCH

Front aspect double glazed entrance door, dual aspect double glazed windows, door to:

HALLWAY

Radiator, under stair storage cupboard, doors to:

BEDROOM THREE

Front aspect double glazed bay window, radiator.

LIVING ROOM

Side aspect double glazed window, coved ceiling, radiator x 2, under stair storage cupboard, doors to:

KITCHEN

Rear aspect double glazed sliding doors, rear aspect double glazed window, down lighting, part tiled walls, part tiled floors, radiator, a range of base and eye level units, integrated oven and four gas hob rings, space for dishwasher, through to:

UTILITY ROOM

Side aspect double glazed frosted door, downlighting, part tiled walls, tiled flooring, a range of base and eye level units, space for fridge freezer and washing machine.

STUDY

Rear aspect double glazed frosted door, rear aspect double glazed frosted window, down lighting, space for fridge freezer, door to:

DOWNSTAIRS CLOAKROOM

Tiled flooring, wall mounted wash hand basin, low level wc, fitted storage cupboard.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, loft hatch, doors to:

MASTER BEDROOM

Front aspect double glazed bay window, coved ceiling, radiator, fitted wardrobe.

BEDROOM TWO

Rear aspect double glazed window, radiator, fitted wardrobe.

BEDROOM FOUR

Front aspect double glazed window, radiator.

BATHROOM

Rear aspect double glazed frosted window, spot lights, tiled walls, tiled flooring, heated towel rail, panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low level wc.

GARDEN

Side access, patio area, laid to lawn, panel enclosed fencing.

GARAGE ONE

Front aspect window, power and lighting.

GARAGE TWO

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 (0.5 Miles) - Central and Overground
Eastcote (0.9 Miles) - Metropolitan/Piccadilly
Ruislip Manor (0.9 Miles) - Metropolitan/Piccadilly
Ruislip (0.9 Miles) - Metropolitan/Piccadilly



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