



Exmouth Road, Ruislip, HA4 0UX  
£550,000

Gibson Honey are delighted to present to the market this extended three bedroom 'B' type manor home. This spacious property is set in this popular location and briefly comprises: Bay fronted living room, kitchen/dining room, three good size bedrooms, family bathroom and ensuite. Other benefits include: Double glazing, gas central heating, private rear garden and garage.

This most desirable 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 HALL

Front aspect double glazed frosted entrance door, radiator, door to:

## LIVING ROOM

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

## KITCHEN/DINER

Rear aspect double glazed door, rear aspect double glazed

window, coved ceiling, part tiled walls, under stair storage cupboard, wall mounted boiler, a range of base and eye level units, integrated oven and four gas hob rings, space for fridge freezer, dishwasher and washing machine.

## FIRST FLOOR LANDING

Front aspect double glazed window, doors to:

## BEDROOM TWO

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

## BEDROOM THREE

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

## BATHROOM

Rear aspect double glazed frosted window, coved ceiling, tiled walls, tiled floors, radiator, panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low level wc.

## SECOND FLOOR LANDING

Sky light, door to:

## MASTER BEDROOM

Rear aspect double glazed window, down lighting, radiator, eaves storage, door to:

## ENSUITE

Rear aspect double glazed frosted window, down lighting, tiled walls, radiator, shower cubicle with mixer taps and shower attachment, pedestal wash hand basin, low level wc.

## GARDEN

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

## GARAGE

Up and over door, 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 (0.4 Mi) - Central Line

Ruislip Gardens (0.5 Mi) - Central Line

Eastcote (0.9 Mi) - Metropolitan and Piccadilly Line



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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