



Trevor Crescent, Ruislip, HA4 6NB

Gibson Honey presents this traditional end of terrace property which boasts a spacious and light-filled lounge perfect for both relaxing and entertaining, which leads to a fitted kitchen, then access out to the private rear garden. Upstairs, the master bedroom benefits from a front aspect window, offering added space and light. Upstairs also comprises a further well-sized bedroom and family bathroom, all thoughtfully arranged to maximise space and natural light.

This desirable property is set within a stones throw of Ruislip Gardens Primary school and also within catchment of Ruislip High. Plenty of local amenities surround this property including Ruislip Gardens, Ruislip Manor and Ruislip high streets which offer a good range of local shops, restaurants, bus routes and rail links including Ruislip Gardens tube station which is within approximately 5 minutes walk. The A40/M40/M25 are set within striking distance offering swift and easy access to both Central London and the Home Counties.



PORCH

HALLWAY

Side aspect double glazed frosted window , radiator, stairs to first floor landing, door to;

LIVING ROOM

Front aspect double glazed window, double radiator, fireplace.

DINING ROOM

Rear aspect double glazed sliding patio doors, radiator.

KITCHEN

Rear aspect double glazed window , side aspect double glazed frosted door, a range of base and eye level units, integrated oven with gas stove with four hob rings, stainless steel sink, space for fridge/freezer, washing machine and dishwasher.

LANDING

Side aspect double glazed frosted window, doors to;

BEDROOM ONE

Front aspect double glazed windows, radiator, fitted wardrobes.

BEDROOM TWO

Rear aspect double glazed window, radiator, a range of fitted storage.

BATHROOM

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

GARDEN

Patio area, side entrance, garage.

GARAGE

Up and over door, electricity.

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

Ruislip Gardens (0.4 Miles) -
Central Line
Ruislip Manor (1.3 Miles) -
Metropolitan/Piccadilly



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

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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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