



Linden Avenue, Ruislip, HA4 8TZ

Gibson Honey are delighted to offer for sale this beautifully extended terrace home which has been vastly improved by the current owners. Meticulously designed and constructed to perfection this outstanding home briefly comprises: Master bedroom on the second floor, two further good size bedrooms on the first floor, modern bathroom suite, front living room with bay window leading to the open planned through lounge diner with bifold doors to the private rear garden. Ideally located for Ruislip Manor's bustling high street, the property benefits include: double glazing, gas central heating, off street parking and outbuilding. Linden Avenue is conveniently located off of Ruislip Manor High Street with its wide range of amenities, bus routes and rail links (Metropolitan/Piccadilly). The A40/M40 are within striking distance offering swift and easy access to Central London and the Home Counties. There are also a number of highly regarded schools nearby including Ladybankes Infant and Junior, Sacred Heart Primary School, Ruislip High and Bishop Ramsey.



ENTRANCE HALL

Front aspect door, stairs to first floor, door leading to;

LIVING ROOM

Front aspect double glazed "sun-trap" style bay window, downlighting, spotlights, radiator x 2.

OPEN PLAN KITCHEN/DINER

Rear aspect double glazed "bi-fold" doors to rear garden,

skylight, part tiled walls, downlighting, a range of base and eye level units, integrated fridge/ freezer, oven x 2, induction hob, wine fridge, stainless steel sink with drainer, extractor fan, space for washing machine, breakfast island.

FIRST FLOOR LANDING

Front aspect double glazed window, downlighting, doors to;

BEDROOM TWO

Front aspect double glazed "sun-trap" style bay window, radiator, downlighting.

BEDROOM THREE

Rear aspect double glazed window, radiator, downlighting.

BATHROOM

Rear aspect double glazed frosted window, part tiled walls, tiled flooring, panel enclosed bath tub with mixer taps and shower attachment, extractor fan, low level w/c, vanity unit enclosed with wash hand basin.

SECOND FLOOR LANDING

Double glazed Velux window, downlighting, door to;

BEDROOM ONE

Front aspect Velux windows, rear aspect double glazed window, downlighting, double radiator, eaves storage, door to;

ENSUITE

Rear aspect double glazed frosted window, part tiled walls, tiled flooring, stand in shower cubicle,

heated towel rail, low level w/c, vanity unit enclosed with wash hand basin.

FRONT

Off street parking.

REAR GARDEN

Decking area, artificial grass, panel enclosed fence, door to:

OUTBUILDING

Front aspect double glazed "bi-fold" doors, skylight, power and lighting, rear access to service road, aircon unit.

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 Manor (0.3 Mile) - Metropolitan/Piccadilly
Eastcote (0.5 Mile) - Metropolitan/Piccadilly
Ruislip Gardens (1.2 Mile) - Central line



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

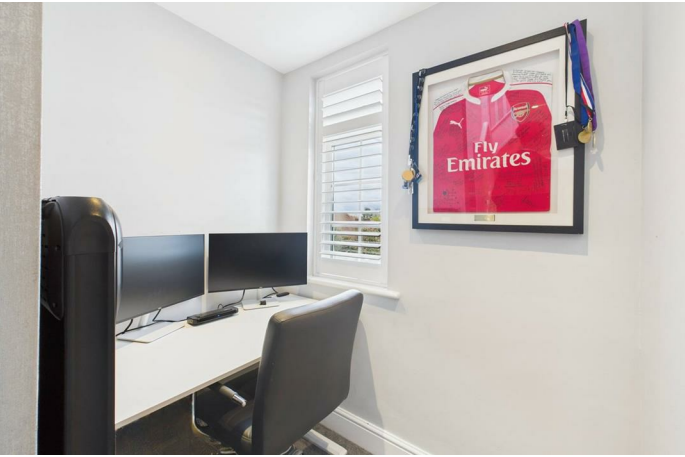
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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