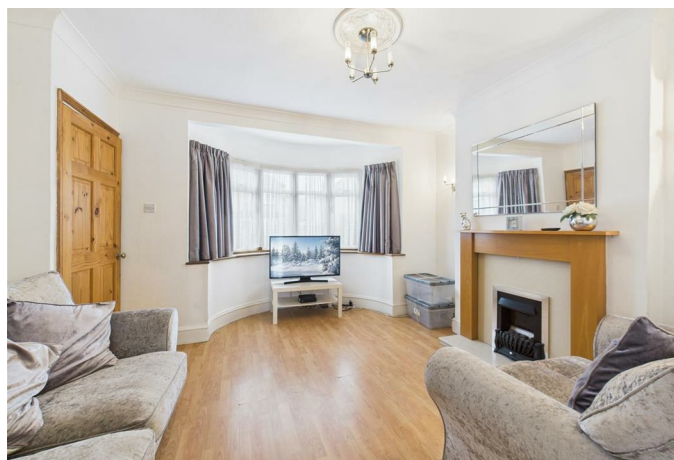




Selby Chase, Ruislip Manor, HA4 9AX

NO UPPER CHAIN. We are delighted to present this fabulous extended manor home set in a popular road close to amenities. This well presented property briefly comprises : Three bedrooms, spacious lounge, dining room, fitted kitchen and modern bathroom suite. The property also benefits : Double glazing, gas central heating, 80ft rear garden and garage. This most desirable property is situated close to Ruislip Manor's amenities including rail links (Picadilly/Metropolitan) and local schools such as Lady Bankes, Ruislip High and Bishop Ramsey. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect glazed door, laminate effect flooring, radiator, stairs to first floor landing, door to:

LOUNGE

Front aspect double glazed bay window, laminate effect flooring, coved ceiling, feature fireplace, wall mounted radiator, under stairs storage housing meters, door to :

KITCHEN

Rear aspect double glazed frosted window, laminate effect flooring, double radiator, a range of base and eye level units, stainless steel sink and drainer with mixer taps, gas cooker with four gas hob rings, space for appliances including dishwasher and washing machine. door to Bathroom, double doors to:



DINING ROOM

Rear aspect double glazed window, laminate effect flooring, rear aspect double glazed door to rear garden, wall mounted Worcester boiler, space for appliances including fridge freezer and tumble dryer, double radiator, skylight.

BATHROOM

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

LANDING

Hatch to loft space, doors to :

BEDROOM ONE

Front aspect double glazed bay window, front aspect double glazed window with blind attachment, double radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator, coved ceiling, downlighting.

BEDROOM THREE

Rear aspect double glazed window, radiator, coved ceiling, downlighting.

REAR GARDEN

Mainly laid to lawn, panel enclosed fence, patio area, outside tap, door to:

GARAGE

Side aspect door, side aspect windows, up and over door.

FRONT

Patio area.

COUNCIL TAX

London Borough of Hillingdon - BAND D - £1,658.87.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

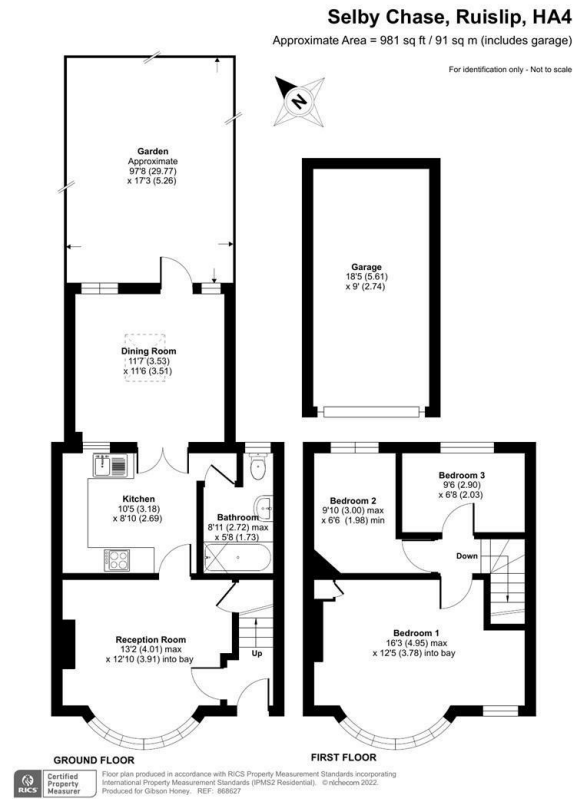
Ruislip Manor (0.4 Miles) - Metropolitan/Piccadilly
Ruislip (0.6 Miles) - Metropolitan/Piccadilly
Ruislip Gardens (0.6 Miles) - Central line
South Ruislip (0.9 Miles) - Central/Chiltern Railways

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

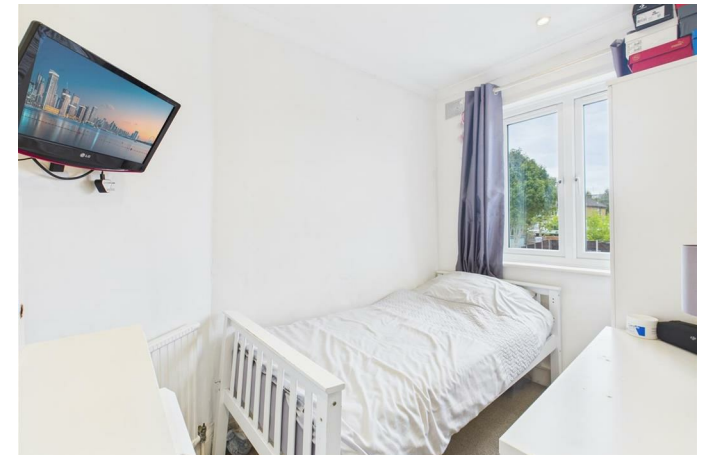
T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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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