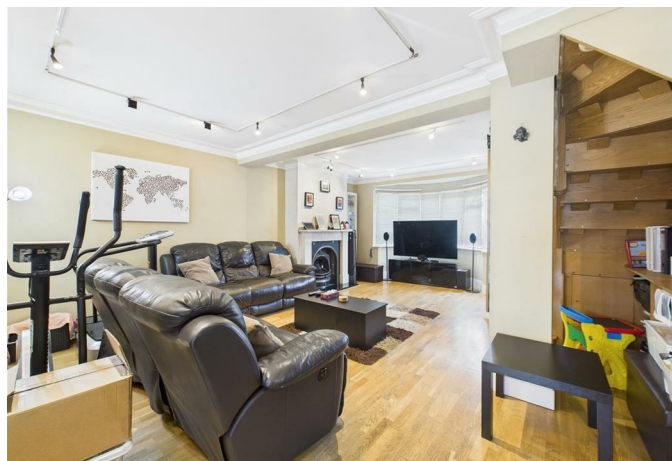




Brixham Crescent, Ruislip, HA4 8TT
£625,000

We are pleased to present to the market this beautiful three bedroom end of terrace home. This well presented property briefly comprises: Three good size bedrooms, bay fronted living room, stunning through lounge/diner, with a vast homely kitchen and two family bathroom suites. The property benefits include: Double glazing, gas central heating, driveway for two cars and a sizable private rear garden. Brixham Crescent 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.



LIVING ROOM

Front aspect leaded light frosted entrance door, front aspect double glazed bay window, coved ceiling, radiator x2, fireplace, track lighting, doors to;

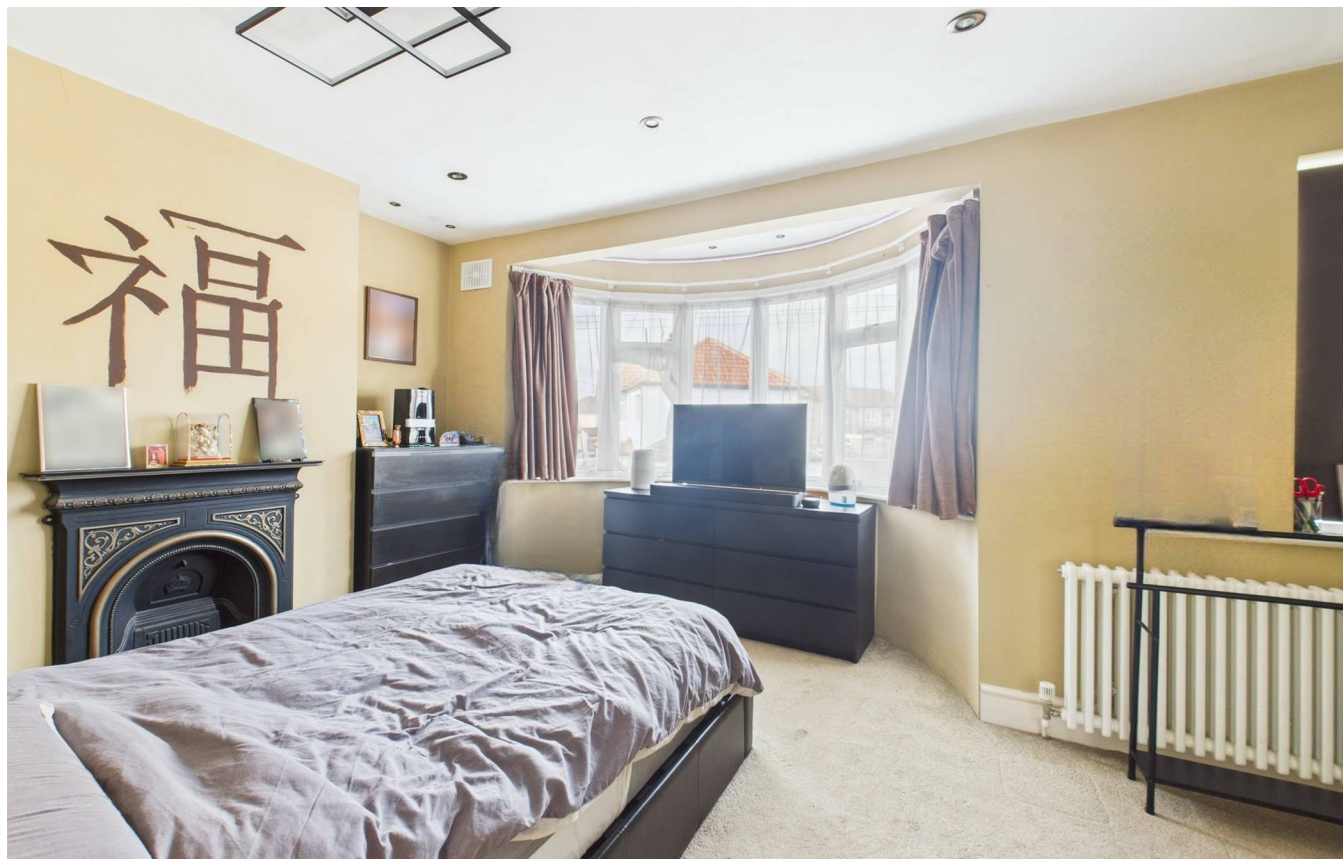
KITCHEN

Rear aspect double glazed window, rear double glazed door to rear garden, skylight, tiled flooring, part tiled walls, a range of

base and eye level units, stainless steel sink and drainer, oven, stove with 4 gas hobs, integrated fridge, freezer and dishwasher, storage cupboard housing boiler, Megaflow tank and water softener.

UTILITY ROOM

A range of base and eye level units, stainless steels sink, space for washing machine and dryer, door to;



DOWNSTAIRS BATHROOM REAR GARDEN

Rear aspect double glazed frosted window, downlighting, tiled walls and flooring, panel enclosed bathtub, stand in shower, wash hand basin, low level w/c.

Panel enclosed fence, patio area, mainly laid to lawn, shed, outdoor sockets.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,952.38

BEDROOM THREE/OFFICE

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

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

FIRST FLOOR LANDING

Side aspect double glazed frosted window, hatch to loft space, doors to;

DISTANCE TO STATIONS

Ruislip Manor (0.2 Miles) - Metropolitan/Piccadilly.
Eastcote (0.5 Miles) - Metropolitan/Piccadilly.

BEDROOM ONE

Front aspect double glazed bay window, downlighting, radiator, fireplace.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BATHROOM

Rear aspect double glazed frosted window, tiled flooring and walls, stand in shower, low level w/c, wash hand basin enclosed by vanity unit, heated towel rail.

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