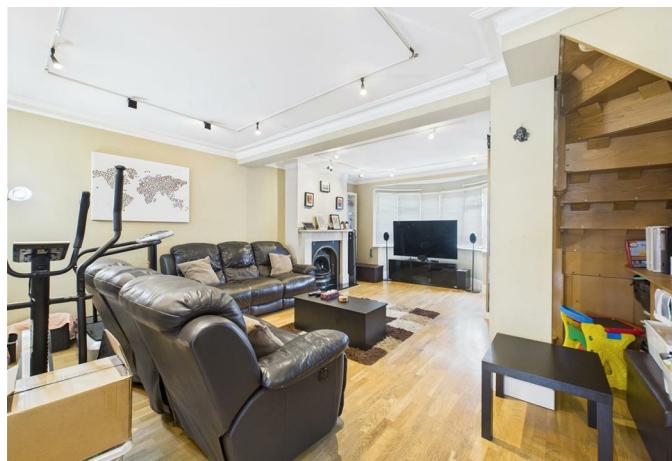




Brixham Crescent, Ruislip, HA4 8TT

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;

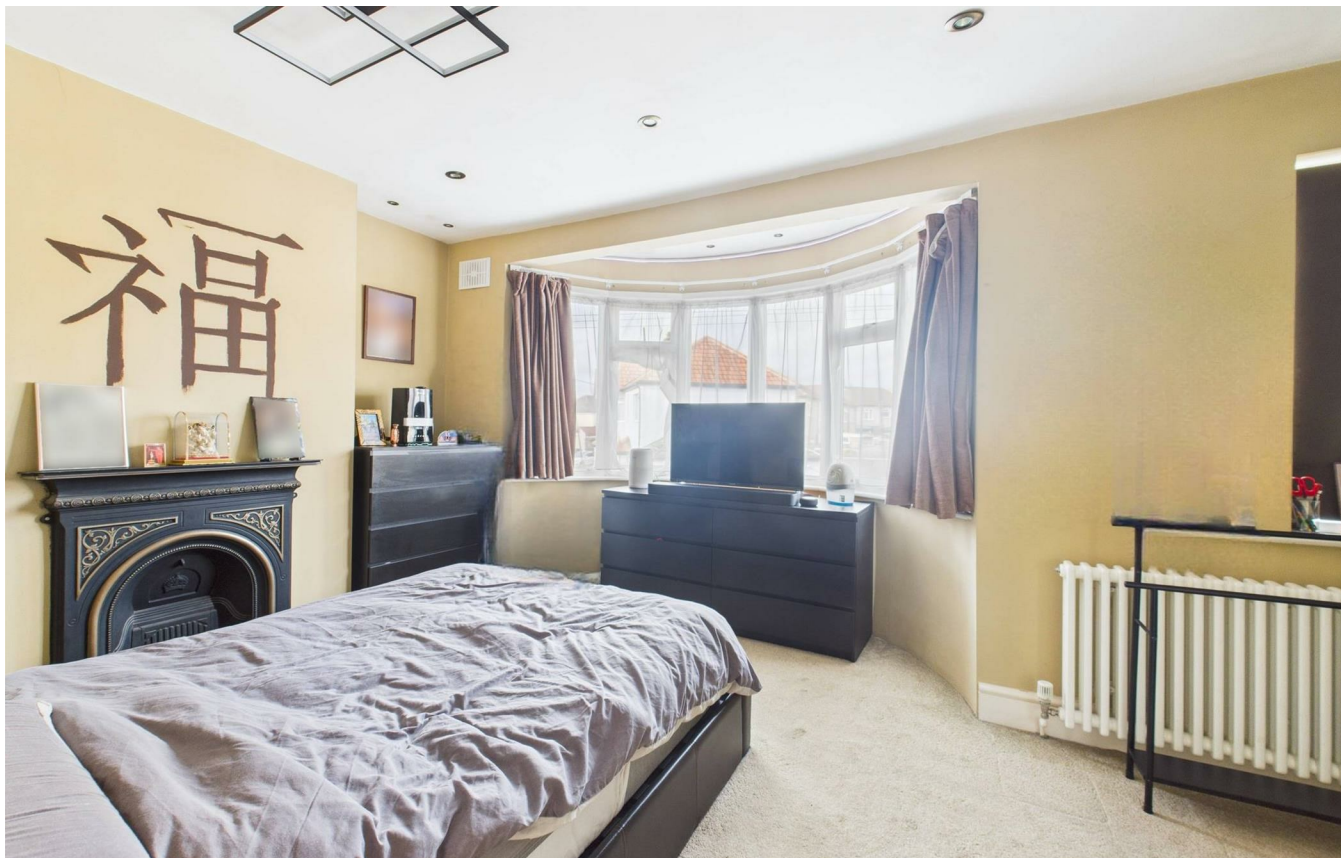
## KITCHEN

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.

## BEDROOM THREE/OFFICE

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

## FIRST FLOOR LANDING

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

## 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.

## 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 (0.2 Miles) - Metropolitan/Piccadilly.  
Eastcote (0.5 Miles) - Metropolitan/Piccadilly.

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