



Barnstaple Road, Ruislip, HA4 0UW



NO UPPER CHAIN. An exceptionally well presented and skilfully extended two bedroom, one bathroom home. Set in this peaceful location, this versatile residence briefly comprises: a reception room and an exceptionally appointed fitted kitchen/dining room. The first floor is comprised of a master bedroom with a shower room, a FURTHER double bedroom and a modern family bathroom. The property benefits include: off street parking, good size rear garden and a garden shed.

This property is set close to South Ruislip's and Ruislip Manor's amenities including rail links (Chiltern/Central/Metropolitan/Piccadilly) and local schools such as Ruislip High & Deansfield. It is also ideally located for the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema. The A40 is within striking distance offering swift and easy access to both London and the Home Counties. For families there are a number of parks a short walk away.



### ENTRANCE HALL

Front aspect double glazed frosted glass door, downlighting, radiator, laminate flooring, under-stair storage housing meters

### LIVING ROOM

Front aspect double glazed suntrap bay window, laminate flooring, downlighting, radiator

### KITCHEN DINER

Rear aspect double glazed bi-folding doors, laminate flooring, downlighting, radiator x2, kitchen island, range of integrated appliances, room for fridge-freezer, 5 ring gas hob with extractor hood, integrated sink

### FIRST FLOOR LANDING

Hatch to loft space, doors to:

### BEDROOM ONE

Front aspect double glazed suntrap bay window, front aspect double glazed frosted glass window, radiator

### BEDROOM TWO

Rear aspect double glazed window, radiator

### DISTANCE TO STATIONS

South Ruislip (0.5 Miles) - Central and Overground  
Eastcote (0.9 Miles) - Metropolitan/Piccadilly  
Ruislip Manor (0.9 Miles) - Metropolitan/Piccadilly  
Ruislip (0.9 Miles) - Metropolitan/Piccadilly

### SHOWER ROOM

Tiled walls, tiled flooring, downlighting, extractor fan, wall mounted shower

### BATHROOM

Rear aspect double glazed frosted glass window, tiled walls, tiled flooring, heated towel rail, tile enclosed bath with wall mounted shower attachment, downlighting

### REAR GARDEN

Main lay to patio, panel enclosed fence

### COUNCIL TAX

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

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



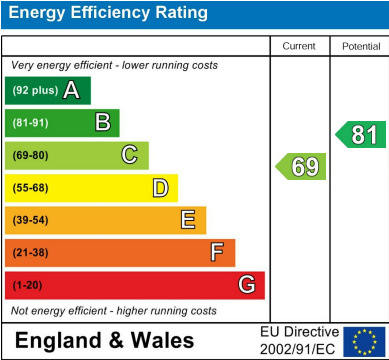
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