



Downbarns Road, Ruislip, HA4 0NQ

A well presented and skilfully extended four bedroom, two bathroom home. Set in this peaceful location, this versatile residence briefly comprises: a through lounge diner, fitted kitchen, an annex comprising a kitchen/diner, double bedroom, and an en-suite. The first floor is comprised of a master bedroom, a further two double bedrooms and a modern family bathroom. The property benefits include: large front garden good size rear garden and a garage.

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 Queensmead & 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.



PORCH

Front aspect double glazed frosted entrance door, dual aspect double glazed frosted windows, tiled flooring, door to:

HALLWAY

Front aspect double glazed bay window, coved ceiling, tiled floors, radiator, storage cupboard with space for washing machine, storage cupboard, doors to:

DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, coved ceiling, tiled walls, tiled flooring, radiator, pedestal wash hand basin, low level wc.

LIVING ROOM

Side aspect double glazed window, coved ceiling, down lighting, radiator x 2, working gas fireplace.

KITCHEN

Front aspect double glazed bay window, down lighting, tiled floors, part tiled walls, a range of base and eye level units, integrated oven and induction hob, space for fridge freezer and dishwasher, door to:

ANNEX ENTRANCE HALL

Front aspect double glazed frosted entrance door, radiator, door to:

KITCHEN/DINER

Side aspect double glazed sliding doors, coved ceiling, radiator x 2, a range of base and eye level units, space for fridge freezer, oven and four gas hob rings, door to:

DOWNSTAIRS BEDROOM

Side aspect double glazed window, radiator, fitted wardrobes, door to:

EN-SUITE

Front aspect double glazed frosted window, down lighting, tiled walls, shower cubicle with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

LANDING

Front aspect double glazed window, coved ceiling, loft hatch, doors to:

BEDROOM ONE

Side aspect double glazed windows, coved ceiling, radiator, decorative fireplace, fitted shower cubicle with mixer taps and shower attachment, vanity enclosed wash hand basin.

BEDROOM TWO

Side aspect double glazed window, coved ceiling, radiator, storage cupboards x 2, fitted storage.

BEDROOM THREE

Dual aspect double glazed windows, coved ceiling, radiator.

BATHROOM

Front aspect double glazed frosted window, down lighting, tiled walls, tiled

flooring, heated towel rail, panel enclosed bath with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

REAR GARDEN

Patio area, side access, mainly laid to lawn, decking area for garden furniture, pond.

GARAGE

Rear aspect double glazed slider doors, power and lighting, space for fridge freezer.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

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

DISTANCE TO STATIONS

South Ruislip (0.5 Mi) - Central Line
Eastcote (1.1 Mi) - Metropolitan/Piccadilly



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

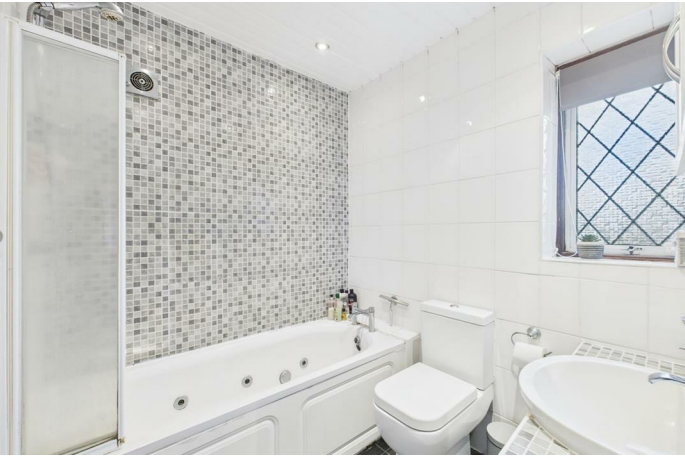
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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