



Herlwyn Avenue, Ruislip, HA4 6HJ

NO UPPER CHAIN. A well proportioned semi-detached bungalow, set in this highly convenient location. The property briefly comprises: light and spacious living room, kitchen, shower room, conservatory and three good size bedrooms. The property benefits include: rear garden, garage via shared drive, double glazing, gas central heating and side access. Ideally situated just moments from Ruislip & Ruislip Manor's shopping and transport facilities (Metropolitan/Piccadilly lines). Ruislip Gardens station (Central line) is also within walking distance. The A40/M40 is just a short drive away providing swift and easy access into Central London and the Home Counties. The property is also within the catchment area of several highly regarded primary and secondary schools.



ENTRANCE PORCH

Front aspect double glazed door, front aspect double glazed windows, laminate effect flooring, door to:

HALLWAY

Front aspect double glazed frosted window, double radiator, cupboard housing electric meter, doors to:

LOUNGE

Rear aspect double glazed sliding doors to garden, electric fireplace.

KITCHEN

Rear aspect double glazed window, down lighting, a range of base and eye level units, integral oven, gas hob and extractor hood, one and a half stainless steel sink with drainer, part tiled walls, laminate effect flooring, cupboard housing boiler, door to:

CONSERVATORY

Dual aspect double glazed windows, laminate effect flooring, double radiator, space for washing machine and fridge freezer, door to garden.

BEDROOM ONE

Front aspect double glazed bay window, double radiator.

BEDROOM TWO

Front aspect double glazed window, radiator.

BEDROOM THREE

Side aspect double glazed window, radiator, coved ceiling.

SHOWER ROOM

Rear aspect double glazed frosted window, part tiled walls, low level wc, vanity unit incorporating wash hand basin, shower cubicle, radiator.

GARDEN

Mainly laid to lawn, panel enclosed fence, patio area.

GARAGE

Via shared drive.
Front aspect doors, side aspect frosted windows, power and light.

COUNCIL TAX

London Borough of Hillingdon -
Band E - £1,959.67

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

DISTANCE TO STATIONS

Ruislip (0.5 miles) -
Metropolitan/Piccadilly
Ruislip Gardens (0.5 miles) -
Central line



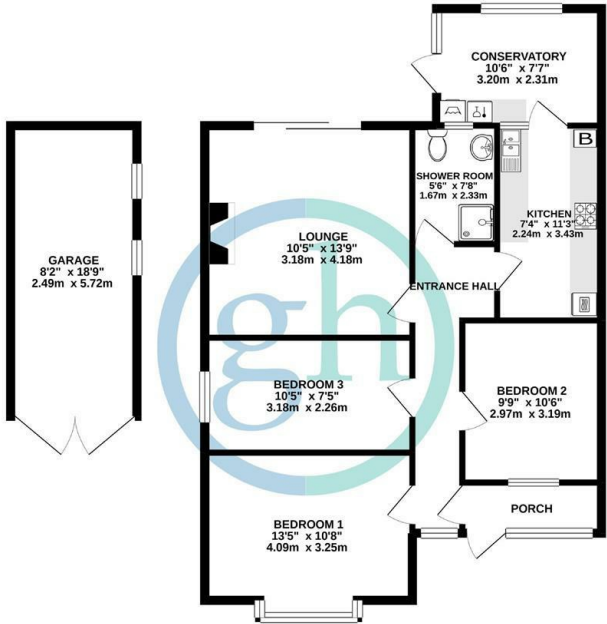
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GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq ft (89.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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