Linden Avenue, Ruislip, HA4 8TY

£850,000

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NO UPPER CHAIN. Gibson Honey are proud to present this fully refurbished and extended detached chalet bungalow situated on the sought after Linden Avenue. Designed with both style and practicality in mind, the property features an open planned reception area with an expansive kitchen and central island . Bi-folding doors open to a landscaped rear garden, extending the living space outdoors. Additional amenities include a utility room, ground floor bedrooms, and underfloor heating through the majority of the ground floor. The first floor hosts two well-proportioned bedrooms, both with ensuites. Linden Avenue is conveniently located off of Ruislip Manor High Street with its wide range of amenities, bus routes and rail links (Metropolitan/Piccadilly). The property also has provision for solar panels. 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. A viewing is highly recommended to appreciate the quality on offer.

## ENTRANCE PORCH
Front aspect double glazed entrance door, dual aspect double glazed windows, door to:

## HALL
Down lighting, engineered wooden flooring, radiator doors to:

## THROUGH LOUNGE
Side aspect double glazed frosted windows, down lighting, engineered wooden flooring, radiator, through to:

## KITCHEN/DINER
Rear aspect double glazed bifold doors to garden, rear aspect double glazed window. sky light, down lighting, engineered wooden flooring, radiator, a range of base and eye level units, integrated dishwasher, oven and five gas hob rings, space for fridge freezer, kitchen island with storage and breakfast bar, under floor heating, door to:

## UTILITY ROOM
Rear aspect double glazed door, down lighting, engineered wooden flooring, a range of base and eye level units, space for washing machine and tumble dryer.

## BEDROOM THREE
Front aspect double glazed window, down lighting, radiator.

## BEDROOM FOUR
Front aspect double glazed window, down lighting, radiator.

## DOWNSTAIRS SHOWER ROOM
Front aspect double glazed frosted window, down lighting, part tiled walls, tiled flooring, heated towel rail, fitted storage cupboard, panel enclosed bath with mixer taps and shower attachment, wall mounted wash hand basin, low level wc, under floor heating.

## FIRST FLOOR LANDING
Rear aspect double glazed window, down lighting, doors to:

## MASTER BEDROOM
Rear aspect double glazed window, sky light, down lighting, radiator, eaves storage, door to:

## ENSUITE
Sky light, down lighting, part tiled walls, tiled flooring, heated towel rail, panel enclosed bath with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

## BEDROOM TWO
Rear aspect double glazed window, down lighting, radiator, door to:

## ENSUITE
Sky light, down lighting, part tiled walls, tiled flooring, heated towel rail, panel enclosed bath with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

## GARDEN
Patio area, laid to lawn, panel enclosed fencing, side access.

## 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
Ruislip Manor (0.2 Mile) - Metropolitan/Piccadilly
Eastcote (0.7 Mile) - Metropolitan/Piccadilly
Ruislip Gardens (1.2 Mile) - Central line

73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH
T: 01895 699077
ruislipmanor@gibsonhoney.co.uk
www.gibsonhoney.co.uk

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Floor 0

Floor 1

Approximate total area(1)
1446 ft²

Reduced headroom
51 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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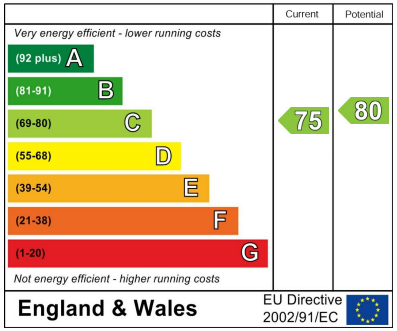

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