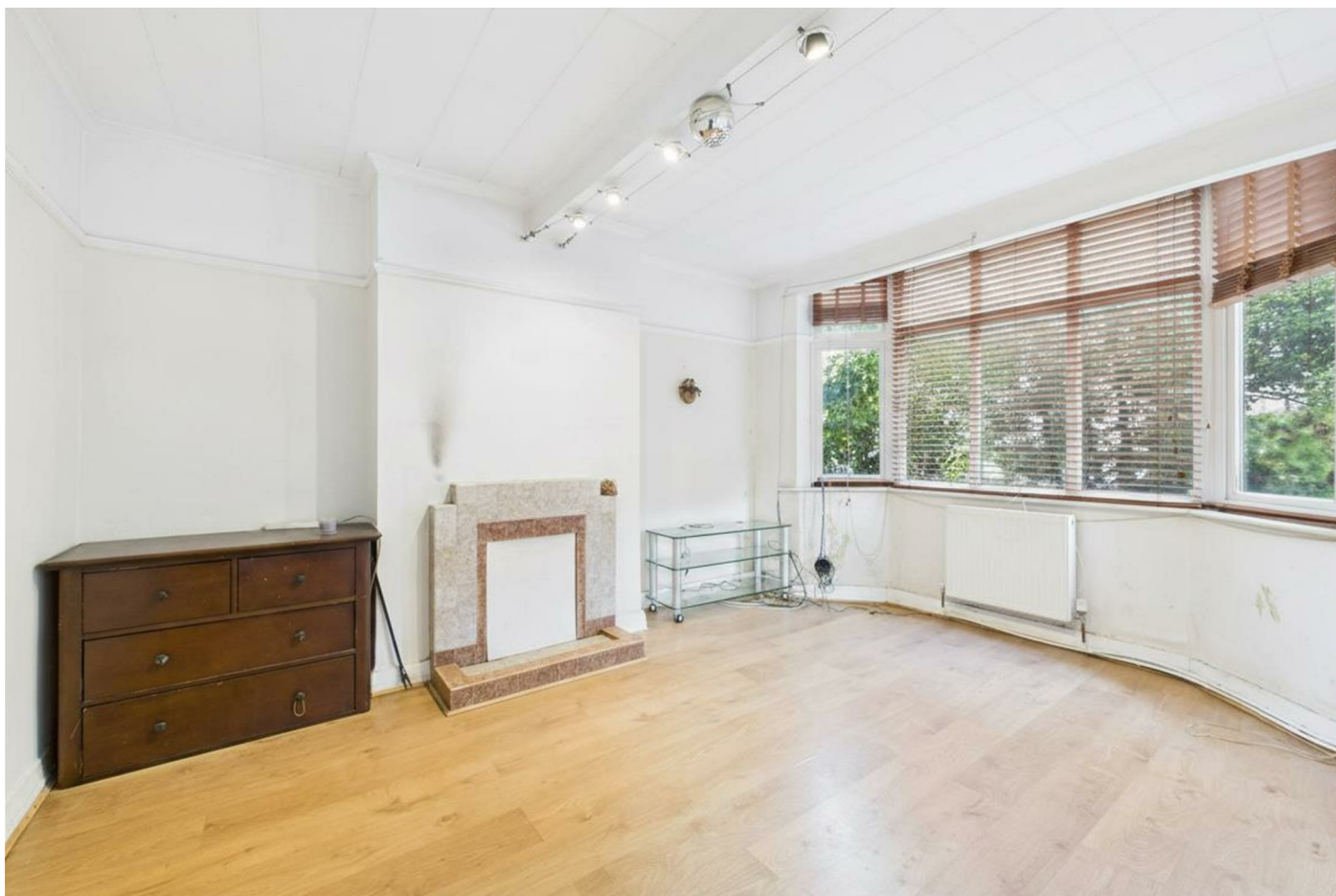




Great Central Avenue, Ruislip, HA4 6UE

Gibson Honey are delighted to present this spacious and stunningly presented semi-detached home, set in this highly convenient location. This versatile property features three generously sized bedrooms, a separate dining and living room, and a separate utility room – perfect for modern family living. The home also benefits from a private driveway and a large private garden with excellent potential to extend (subject to planning permission), offering exciting scope for future development. This property is surrounded by an array of local amenities including South Ruislip, Ruislip Gardens and Ruislip Manor which offer a good range of local shops, restaurants, bus routes and rail links including Ruislip Gardens tube station which is within approximately 5 minutes walk. The A40/M40/M25 are set within striking distance offering swift and easy access to both Central London and the Home Counties.



PORCH

Front aspect sliding door, leading into;

ENTRANCE HALL

Radiator, stairs to first floor landing, doors to;

LIVING ROOM

Front aspect double glazed bay window, radiator X2, boarded fireplace.

DINING ROOM

Fireplace, radiator, door to;

SUN ROOM

Tiled flooring, door to rear garden.

KITCHEN

Rear aspect double glazed window, downlighting, radiator, a range of base and eye level units, stainless steel. panty cupboard, space for oven unit with 4 gas hob rings, door to;

UTILITY ROOM

Rear aspect double glazed window, door to rear garden, base unit with stainless steel sink, space for fridge freezer, door to garage.

GARAGE

Up and over door.

BEDROOM ONE

Rear aspect double glazed bay window, storage cupboard, radiator.

BEDROOM TWO

Rear aspect double glazed window, built in wardrobes, radiator.

BEDROOM THREE

Rear aspect double glazed window, radiator.

BATHROOM

Rear aspect double glazed frosted window, part tiled walls, radiator, wash hand basin, panel enclosed bathtub, storage cupboard.

W/C

Rear aspect double glazed frosted window, tiled walls. low level w/c.

GARDEN

Mainly laid to lawn, shed.

COUNCIL TAX

London Borough of Hillingdon - Band D- £1952.38

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

DISTANCE TO STATIONS

South Ruislip (0.1 Miles) - Central line/Chiltern line
Ruislip Gardens (0.9 Miles) - Central line
Ruislip Manor (1.6 Miles) - Metropolitan/Piccadilly.



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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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