



Linden Avenue, Ruislip, HA4 8UA





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Gibson Honey are delighted to offer this immaculately presented and extended two bedroom mid-terraced 'B' type manor home. The property briefly comprises: lounge leading through to dining room, beautiful kitchen and modern bathroom suite. The benefits include: double glazing, gas central heating, private South facing rear garden and off street parking. This property is set in the heart of Ruislip Manor and a stones throw to the High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School and Ruislip High School. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Stairs to first floor, door to:-

THROUGH LOUNGE/DINER

Front aspect double glazed window, rear aspect double glazed window, down lights, under stairs storage cupboard, two radiators. door to:-

KITCHEN

Rear aspect double glazed window, a range of base and eye level units, one and a half bowl sink unit with quartz worktop, built in double oven, hob with extractor fan over, towel radiator, laminate flooring, integrated dishwasher, space for washing machine, dryer and fridge freezer.

BEDROOM

Two front aspect double glazed windows, built in cupboard, radiator.

BEDROOM

Rear aspect double glazed window, radiator.

BATHROOM

Rear aspect double glazed window, wall mounted sink, heated towel radiator, large walk-in shower cubicle, tiled floor and walls, low level WC, extractor fan.

FRONT

Off street parking for two vehicles.

REAR GARDEN

Patio, lawn area, flower and shrub boarder, timber shed, panel enclosed fence.

COUNCIL TAX

London Borough of Hillingdon -
Band D - £1,760.46

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



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GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should 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			88
(81-91) B			
(69-80) C		69	
(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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