



Eastcote Road, Ruislip, HA4 8BN



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NO UPPER CHAIN. We are delighted to present to the market this well proportioned semi-detached home. This property offers plenty of potential to extend subject to the usual planning constraints and briefly comprises: Entrance hall, spacious bay fronted living room, fitted kitchen, separate dining room, three good size bedrooms and fitted bathroom. The property benefits include: Downstairs shower room, double glazing, gas central heating, large rear garden and off street parking for several vehicles. This property is set approximately one mile from Ruislip High Streets amenities including local shops such as Waitrose and Co-op, bus routes and rail links (Metropolitan/Piccadilly). The property is also set within the catchment of a number of highly regarded schools. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect door, front aspect window, laminate effect flooring, double radiator, storage cupboard, stairs to first floor landing, under stair storage housing meters, doors to:

LIVING ROOM

Front aspect double glazed bay window, feature fireplace, coved ceiling, radiator, dado rail.

DINING ROOM

Rear aspect window, rear aspect door to rear garden, laminate effect flooring, radiator, picture rail.

KITCHEN

Dual aspect windows, side aspect door to rear garden, part tiled walls, a range of base and eye level units, wall mounted boiler, stainless steel sink with drainer, space for oven with four gas hob rings, extractor hood.

SHOWER ROOM

Side aspect window with blind attachment, laminate effect flooring, part tiled walls, low level wc, vanity unit incorporating wash hand basin, shower cubicle with shower attachment and mixer taps.

FIRST FLOOR LANDING

Front aspect double glazed window, dado rail, hatch to loft space, doors to:

BEDROOM ONE

Front aspect double glazed bay window, radiator, picture rail.

BEDROOM TWO

Rear aspect double glazed window with blind attachment, radiator.

BEDROOM THREE

Rear aspect double glazed window with blind attachment, radiator, built in wardrobe.

BATHROOM

Side aspect double glazed frosted window, laminate effect flooring, part tiled walls, low level wc, pedestal wash hand basin, panel enclosed bath with shower attachment and mixer taps, heated towel rail.

FRONT

Off street parking for several vehicles.

REAR GARDEN

Mainly laid to lawn, panel enclosed fence, garden shed x 2, side access.

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 Manor (0.7 Miles) - Metropolitan and Piccadilly
Eastcote (0.7 Miles) - Metropolitan and Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (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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