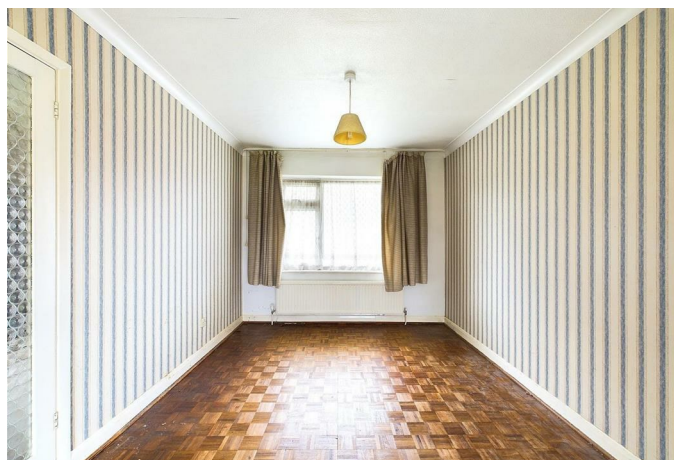




Kings College Road, Ruislip, HA4 8BH



OPEN HOUSE - 30th March 13:00 - 14:00. NO UPPER CHAIN. Gibson Honey are delighted to present to the market this detached residence set on this wide plot with plenty of potential for extension subject to the usual planning constraints . In need of modernisation and set in Kings College Road, this premier property briefly comprises: Spacious living room, dining room, kitchen, four double bedrooms and family bathroom. The property benefits include: welcoming entrance hall, 2 garages - one leading through to the office, off street parking, downstairs cloakroom, gas central heating and generous rear garden. Just a short walk to Ruislip High Street with its extensive amenities offering a good range of local shops, bus routes, restaurants & rail links (Metropolitan and Piccadilly). Schools in the local vicinity include B.W.I, Bishop Ramsey, Haydon, Warrender and the property is also within easy reach of Kings College playing fields, Pinn Fields, Park woods & St Martins Church.



ENTRANCE HALL

Front aspect door, double radiator, under stairs cupboard housing meters, storage cupboard, doors to:

DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, low level wc, heated towel rail, vanity unit incorporating wash hand basin, down lighting.

LIVING ROOM

Rear aspect double glazed window x 2, double radiator, rear aspect double glazed door to rear garden.

DINING ROOM

Front aspect double glazed window, double radiator, coved ceiling.

KITCHEN

Side aspect double glazed frosted window, rear aspect double glazed

window, gas point, double radiator, stainless steel sink and double drainer, side aspect double glazed frosted door to side access.

LANDING

Front aspect double glazed window, loft access, airing cupboard housing tank, storage cupboard, doors to:

BEDROOM ONE

Rear aspect double glazed window x 2, radiator, range of built in wardrobes.

BEDROOM TWO

Front aspect double glazed window x 2, radiators x 2.

BEDROOM THREE

Rear aspect double glazed window, radiator.

BEDROOM FOUR

Front aspect double glazed window, radiator, range of built in wardrobes.

BATHROOM

Dual aspect double glazed frosted window, panel enclosed bath with mixer taps and shower attachment, vanity unit incorporating wash hand basin, low level wc, stand in shower cubicle, heated towel rail, down lighting.

FRONT

Off street parking.

GARAGE

Up and over door, power and lighting.

2nd GARAGE

Up and over door, lighting, leading to:

OFFICE

Rear aspect double glazed window.

REAR GARDEN

Mainly laid to lawn, panel enclosed fence, side access x 2, outside tap.

COUNCIL TAX

London Borough of Hillingdon - Band G - £2,934.08

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

DISTANCE TO STATIONS

Ruislip (0.7 miles) -
Metropolitan/Piccadilly
Ruislip Manor (0.4 miles) -
Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

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sales@gibsonhoney.co.uk

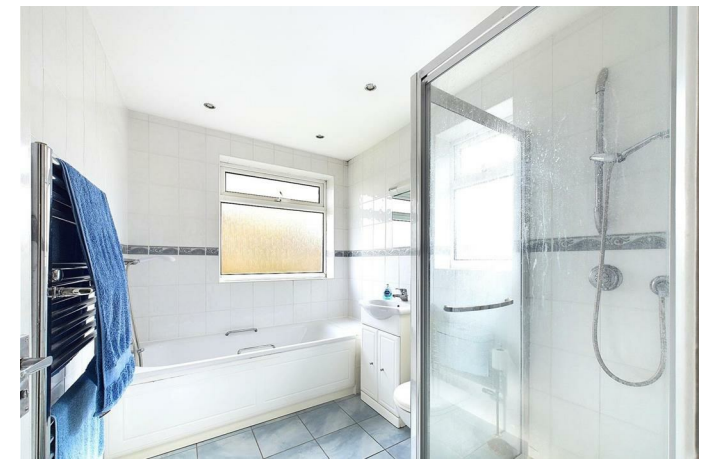
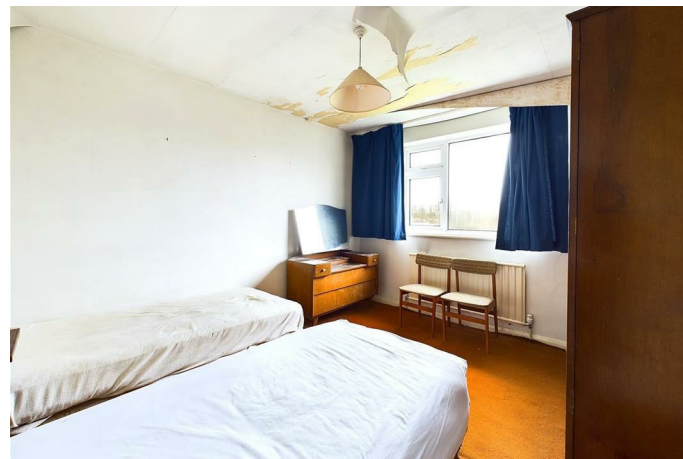
www.gibsonhoney.co.uk



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(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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