



Columbia Avenue, Ruislip, HA4 9SU



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NO UPPER CHAIN. Gibson Honey are delighted to present to the market this well proportioned terraced family home. Set in this ever popular location within easy reach of the local amenities, this ideal first time purchase briefly comprises: Two double bedrooms, spacious living/dining room, fitted kitchen and modern bathroom suite. Other benefits include gas central heating, downstairs cloakroom, private rear garden & allocated parking. This property is ideally situated for both Ruislip Manor and Eastcote's extensive High Streets which offer a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). The A40/M40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect door, stairs to first floor landing, doors to:

DOWNSTAIRS CLOAKROOM

Low level wc, wash hand basin.

LIVING/DINING ROOM

Rear aspect sliding doors to rear garden, radiator, storage cupboard.

KITCHEN

Front aspect double glazed window, space for appliances, electric hob and oven with extractor hood over, range of base and eye level units.

LANDING

Doors to:

BEDROOM ONE

Front aspect double glazed window, radiator, storage cupboard.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BATHROOM

Panel enclosed bath with electric shower over, pedestal wash hand basin, low level wc.

REAR GARDEN

Lean to, patio area, mainly laid to lawn, panel enclosed fencing.

FRONT

Storage cupboard and allocated parking in a car park adjacent to the property.

COUNCIL TAX

London Borough of Hillingdon -
Band D - £1,863.91

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

DISTANCE TO STATIONS

Eastcote (0.2 Miles) -
Metropolitan/Piccadilly
Ruislip Manor (0.7 Miles) -
Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

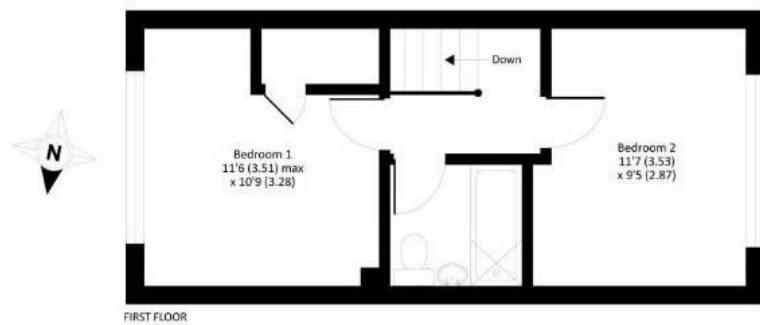
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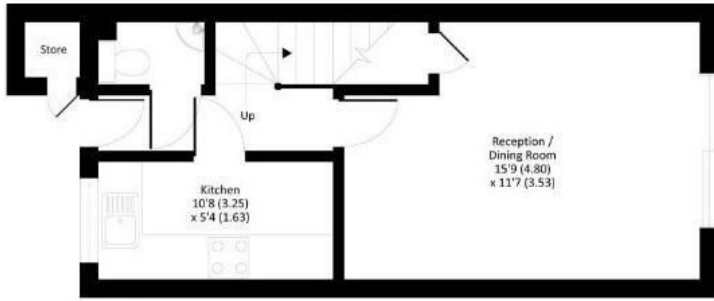
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FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should not be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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