



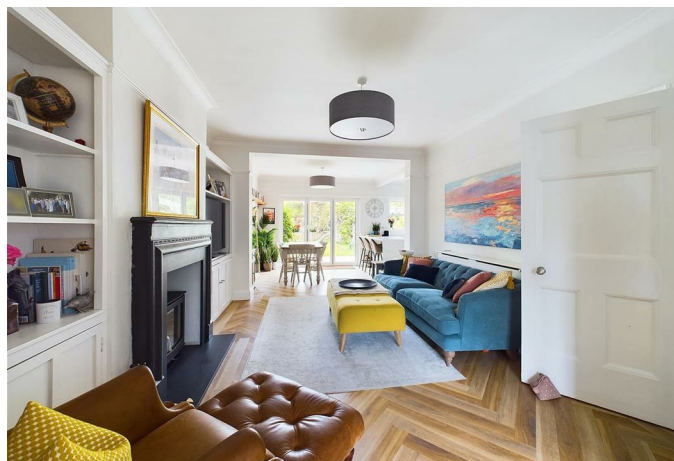
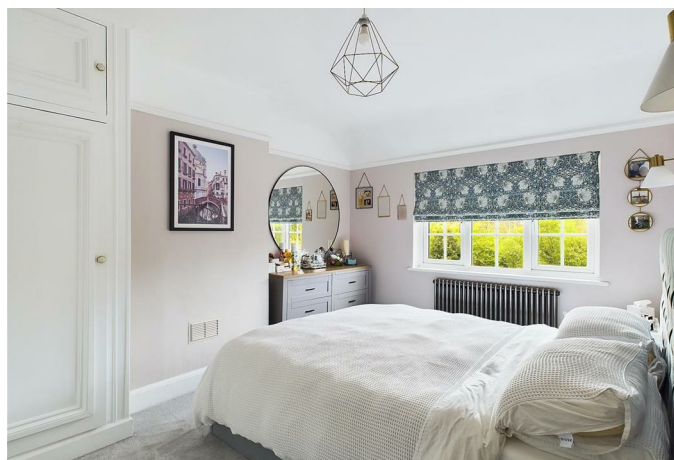
Sharps Lane, Ruislip, HA4 7JQ





gibsonhoney

A stunning and rarely available semi detached home set just footsteps from Ruislip High Street. This family home which has been extended offers versatile accommodation and briefly comprises: bay fronted living room, dining room, a well-equipped kitchen/breakfast room, four good size bedrooms (one currently used as a laundry room and loft room) as well as family bathroom. The property benefits include: Downstairs cloakroom, large boot room, well tended rear garden and own drive with ample off street parking. Situated on Sharps Lane just off Ruislip High Street with it's local shops and amenities, Waitrose supermarket, doctors surgery, schools such as Bishop Ramsey, bus routes and rail links (Metropolitan and Piccadilly). The property is also ideally located within walking distance to West Ruislip station (Central Line/Chiltern Line) and has easy access to the A40/M25.



ENTRANCE HALL

Front aspect entrance door, side aspect double glazed frosted window, Amtico flooring, downlighting, radiator, stairs to first floor landing, under stair storage cupboard housing meters, doors to:

DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted leaded light window, Amtico flooring, low level wc, wall mounted wash hand basin.

LIVING ROOM

Front aspect double glazed leaded light bay window, Amtico flooring, coved ceiling, picture rail, leading to:

THROUGH LOUNGE/DINING ROOM

Rear aspect double glazed bifold doors to rear garden, Amtico flooring, coved ceiling, picture rail, downlighting, log burner, storage cupboards x 2, radiator, leading to:

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed leaded light windows, part Amtico flooring, part tiled flooring, coved ceiling, picture rail, part tiled walls, a range of base and eye level units, breakfast bar, quartz worktop, inset sink with drainer, space for double oven with six gas hob rings and extractor hood, integrated dishwasher, leading to:

BOOT ROOM

Side aspect double glazed door to rear garden, tiled flooring, coved ceiling, downlighting, radiator, pantry storage, integrated monks bench/storage, cupboard housing Worcester boiler, space for fridge freezer.

FIRST FLOOR LANDING

Side aspect double glazed leaded light window, picture rail, downlighting, cupboard housing tank, stairs to second floor landing, doors to:

BEDROOM ONE

Rear aspect double glazed leaded light window, picture rail, built in wardrobes, radiator.

BEDROOM TWO

Front aspect double glazed leaded light bay window, radiator, a range of built in wardrobes, picture rail.

BEDROOM THREE/LAUNDRY ROOM

Front aspect double glazed leaded light window, laminate effect flooring, radiator, base and eye level unit, stainless steel sink with drainer, picture rail, splash back tiled wall, space for washing machine and dryer.

BATHROOM

Rear aspect double glazed leaded light window, wooden flooring, coved ceiling, downlighting, part tiled walls, double vanity unit incorporating wash hand basins, roll top bath tub with shower attachment and mixer taps, stand in shower cubicle, picture rail, radiator.

SEPARATE WC

Side aspect double glazed frosted leaded light window, wooden flooring, low level wc, pedestal wash hand basin.

SECOND FLOOR LANDING

Side aspect double glazed leaded light window, door to:

BEDROOM FOUR/LOFT ROOM

Rear aspect double glazed leaded light window, radiator, eaves storage.

FRONT

Off street parking for three vehicles.

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, side access, garden sheds x 2, green house, integrated BBQ area, pergola.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,692.30

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

DISTANCE TO STATIONS

Ruislip (0.5 mi) - Metropolitan/Piccadilly
West Ruislip (0.5 mi) - Central/Chiltern
Ruislip Manor (0.8 mi) - Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

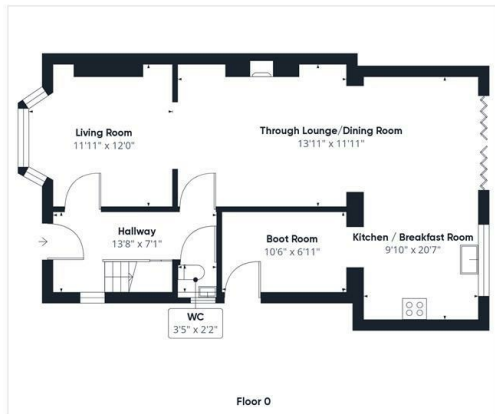
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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1282.46 ft²

Reduced headroom⁽²⁾
20.86 ft²

(1) Excluding balconies and terraces

(2) Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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		
		79
	55	
England & Wales	EU Directive 2002/91/EC	



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