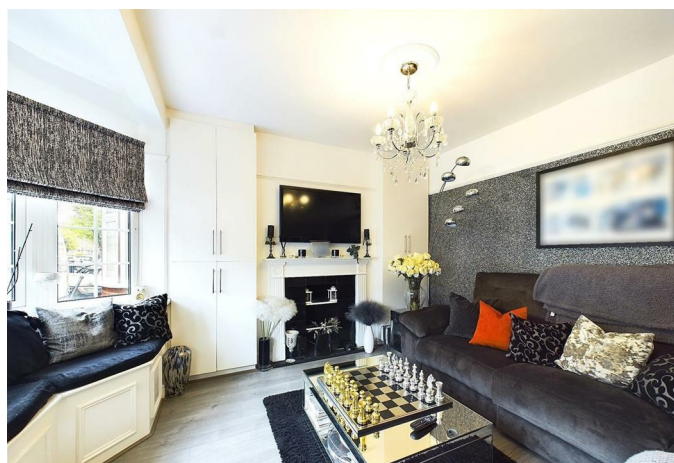




Linden Avenue, Ruislip, HA4 8UA



NO UPPER CHAIN. Gibson Honey are delighted to offer for sale this beautifully unique extended home which has been vastly improved by the current owners. Meticulously designed and constructed to perfection this outstanding home briefly comprises: Master bedroom on the second floor, two further good size bedrooms on the first floor, modern bathroom suite, front living room with bay window, fitted kitchen/breakfast room leading to the open planned through lounge diner with bifold doors to the private rear garden. Ideally located for Ruislip Manor's bustling high street, the property benefits include: double glazing, gas central heating, off street parking, walk-in-wardrobe and wet room. Linden Avenue is conveniently located off of Ruislip Manor High Street with its wide range of amenities, bus routes and rail links (Metropolitan/Piccadilly). The A40/M40 are within striking distance offering swift and easy access to Central London and the Home Counties. There are also a number of highly regarded schools nearby including Ladybankes Infant and Junior, Sacred Heart Primary School, Ruislip High and Bishop Ramsey.



ENTRANCE HALL

Front aspect double glazed leaded light frosted door, tiled flooring, downlighting, storage cupboard, stairs to first floor landing, doors to:

LIVING ROOM

Front aspect double glazed leaded light bay window, laminate effect flooring, a range of storage cupboards, picture rail, under stair storage cupboard.

DOWNSTAIRS CLOAKROOM

Front aspect double glazed leaded light frosted window, tiled flooring,

downlighting, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

KITCHEN/BREAKFAST ROOM

Tiled flooring, downlighting, wall mounted radiator, a range of base and eye level units, one and half stainless sink with drainer, mirrored glass splash back, a range of integrated appliances including: microwave, coffee machine, wine chiller, washing machine and dishwasher. Space for appliances including: double oven with six gas hob rings and extractor hood, American style fridge freezer. Leading to:

THROUGH LOUNGE/DINER

Rear aspect double glazed bifold doors to rear garden, rear aspect double glazed window with blind attachment, electric rain sensor sky lights x 2, tiled flooring, air conditioning unit, gas heater.

FIRST FLOOR LANDING

Doors to:

BEDROOM TWO

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

BEDROOM THREE

Rear aspect double glazed leaded light window, downlighting, a range of built in wardrobes, double radiator.

BATHROOM

Rear aspect double glazed leaded light frosted window, tiled flooring, engineered wooden flooring, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

WALK IN WARDROBE

Front aspect double glazed leaded light window, engineered wooden flooring, downlighting, stairs to bedroom one, door to:

WET ROOM

Rear aspect double glazed frosted window, tiled flooring, tiled walls, shower attachment and mixer taps.

BEDROOM ONE

Rear aspect double glazed window,

engineered wooden flooring, skylight x 2, eaves storage, air conditioning unit, downlighting, door to:

CLOAKROOM

Skylight, engineered wooden flooring, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail.

FRONT

Off street parking for two vehicles.

REAR GARDEN

Patio area, laid to lawn, panel enclosed fence, side access.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,603.38

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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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		
England & Wales	EU Directive 2002/91/EC	



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