



The Oaks Ruislip HA4 7LF



2 The Oaks, Ruislip, HA4 7LF

£465,000

A beautifully presented two bedroom cottage situated in this ultra convenient and popular location. This immaculate and well proportioned home briefly comprises: two good size bedrooms, a living room open planned to dining room, Modern fitted kitchen and good size family bathroom. The property benefits from double glazing, gas central heating and off street parking.

Just set off Ruislip High street, this property is just a short walk from many amenities and footsteps from Ruislip station, offering access to central London via the Metropolitan and Piccadilly lines. Additionally, the Central line station at West Ruislip is accessible locally. For the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties.

ENTRANCE HALL

Front aspect door, radiator, laminate flooring and doors to;

LIVING ROOM

Front aspect double glazed bay window, laminate flooring, radiator, decorative fireplace, stairs to landing.

KITCHEN

Side aspect double glazed door to garden, integrated fridge/freezer and gas oven/hob, plumbing for washer/dryer, range of eye and base level units, laminate flooring, downlighting.

BEDROOM ONE

Front aspect double glazed window, loft access, radiator, downlighting, decorative fireplace, storage cupboard.

BEDROOM TWO

Side aspect double glazed window, double radiator, downlighting.

BATHROOM

Side aspect double glazed frosted window, tiled floor and walls, panel enclosed bath with tap shower attachment, pedestal wash hand basin.

GARDEN

Mainly laid to patio, side access, panel enclosed fence, sheltered patio area, storage.

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 (0.6 mile) - Metropolitan/Piccadilly.

Ruislip Gardens (0.7 mile) - Central Line/Chiltern Railways.

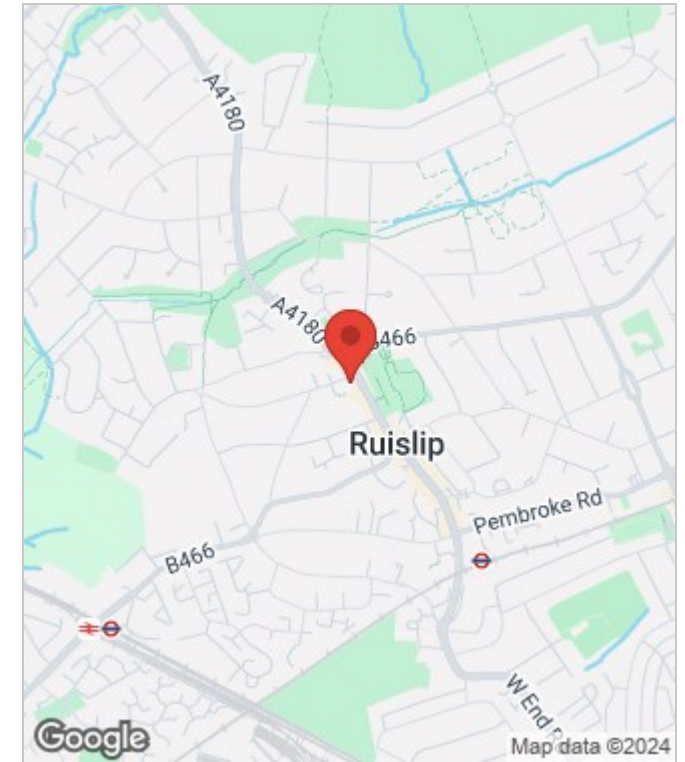
Ruislip Manor (0.8 mile)- Metropolitan/Piccadilly.



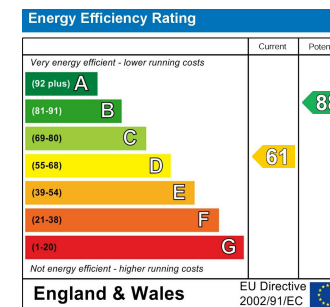
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.