



Sidmouth Drive, Ruislip, HA4 0DA

We are delighted to present to the market this three bedroom end of terrace home set in this highly convenient location. This well proportioned property briefly comprises: three double bedrooms, bright open living and dining room, spacious kitchen, downstairs shower room and family bathroom. The property benefits include: utility room, double glazing, gas central heating, off street parking, rear garden with large garage. Set in the heart of Ruislip Manor, this property is a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School and Ruislip High School. The A40 is 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, laminate effect flooring, radiator, understairs cupboard, coved ceiling, doors to:

LIVING/ DINING ROOM

Front aspect double glazed bay window, rear aspect double glazed door with access to rear garden, radiator, coved ceiling, downlighting and electric fireplace.

KITCHEN

Rear aspect double glazed frosted door, rear aspect double glazed window, tiled flooring, wall mounted radiator, a range of base and eye level units, one and half stainless sink with drainer, a range of integrated appliances including: electric stove, oven with dual grill/oven. Space for appliances including: free standing american fridge.

UTILITY ROOM

Storage cupboard housing Mega flow water tank, boiler and space for washing machine.

DOWNSTAIRS BATHROOM

Rear aspect double glazed frosted window, heated towel rail, low level wc, wall mounted wash hand basin, tiled flooring, fully tiled walls, stand in shower cubicle.

MASTER BEDROOM

Front aspect double glazed bay window, front aspect double glazed single window, coved ceiling, downlighting, radiator, fitted wardrobes x2, fitted vanity area.

BEDROOM 2

Rear aspect double glazed window, coved ceiling, downlighting, fitted wardrobes.

BEDROOM 3

Front aspect double glazed window, coved ceiling, downlighting, radiator, vinyl flooring.

BATHROOM

Rear aspect double glazed frosted window, , down lighting, fully tiled walls, panel enclosed bath with

mixer taps and wall mounted shower attachment, wall mounted wash hand basin, low level wc.

GARDEN

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

GARAGE

Access via the gated service road and the rear garden.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09

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

DISTANCE TO STATIONS

Ruislip Gardens (0.3 Miles) - Central line

Ruislip Manor (0.6 Miles) - Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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