

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.







#### **FNTRANCE 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** Patio area, laid to lawn, panel

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.

#### BFDROOM 2

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

# BEDROOM 3

Front aspect double glazed window, coved ceiling, downlighing, 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**

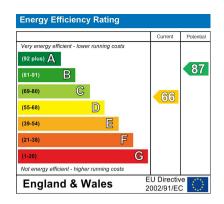
Ruislip Gardens (0.3 Miles) -Central line Ruislip Manor (0.6 Miles) -Metropolitan/Piccadilly



sales@gibsonhoney.co.uk www.gibsonhoney.co.uk















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