

Ickenham Close, Ruislip, HA4 7DJ





We are pleased to present to the market this spacious three bedroom halls adjoining semi-detached home. Set on this wide plot equidistant to Ruislip and Ickenham High Streets, this property briefly comprises: Bay fronted living room, separate dining room, kitchen/breakfast room, bathroom and separate wc. The property benefits include: detached garage, parking, private rear garden, pantry and potential to extend subject to the usual planning constraints. Located just moments from the Central line and Chiltern Railways. Ruislip station (Metropolitan & Piccadilly) is also within walking distance, along with Ruislip's bustling High Street, offering multiple shopping facilities to include Waitrose, Co Op, Sainsburys Local and numerous restaurants. The A40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.







### **ENTRANCE PORCH**

Front aspect double glazed windows, front aspect door, door to:

# **ENTRANCE HALL**

Front aspect windows, laminate effect flooring, stairs to first floor landing, under stair storage housing gas meter, radiator, doors to:

### LIVING ROOM

Front aspect double glazed bay window, radiator, feature fireplace.

### **DINING ROOM**

Rear aspect window, rear aspect door to rear garden, feature fireplace, radiator.

### **KITCHEN**

Dual aspect windows, side aspect frosted door to rear garden, a range of base and eye level units, stainless steel sink with drainer, radiator, space for a range of appliances including; oven with four electric hob rings, fridge freezer, separate freezer, door to:



#### **PANTRY**

Side aspect frosted window, base and eye level unit, wall mounted Baxi boiler.

# FIRST FLOOR LANDING

Front aspect double glazed window, radiator, storage cupboard housing tank, doors to:

### **BEDROOM ONE**

Front aspect double glazed window, radiator, a range of built in wardrobes.

### **BEDROOM TWO**

Rear aspect window, radiator.

#### BEDROOM THREE

Rear aspect window, laminate effect flooring, radiator.

### **BATHROOM**

Side aspect frosted window, tiled walls, panel enclosed bath with power shower attachment and mixer taps, pedestal wash hand basin, radiator.

#### WC

Side aspect frosted window, low level wc, radiator.

### **FRONT**

Laid to lawn, pathway, parking accessed via public alleyway.

## **REAR GARDEN**

Patio area, mainly laid to lawn, panel

enclosed fence, side access, rear access, double doors to:

### **GARAGE**

Side aspect window, side aspect door.

### **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**

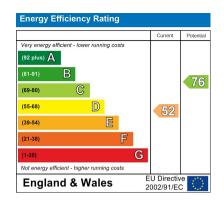
West Ruislip (0.1 Miles) -Central/Chiltern Railways Ruislip (0.6 Miles) -Metropolitan/Piccadilly Ickenham (0.7 Miles) -Metropolitan/Piccadilly

92 High Street, Ruislip, Middlesex, HA4 8LS T: 01895 677766

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















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