



Pond Green, Ruislip, HA4 6EW
£600,000

A beautifully presented three bedroom family home situated in this ultra convenient and popular cul de sac location. This immaculate and well proportioned home briefly comprises: three good size bedrooms, a large living room open planned to dining room, spacious fitted kitchen, modern family bathroom and downstairs wc. The property benefits from double glazing, gas central heating, off street parking, garage and a good sized landscaped rear garden. Set on a quiet residential road, this property is just a short walk from Ruislip High Street's 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 PORCH

Side aspect double glazed leaded light frosted door, laminate effect flooring, storage cupboard, doors to:

DOWNSTAIRS CLOAKROOM

Wooden flooring, low level wc, pedestal wash hand basin, double radiator.

LIVING ROOM

Front aspect double glazed leaded light window with blind attachment, wooden flooring, coved ceiling, downlighting, double radiator x 2, stairs to first floor landing, leading to:

DINING ROOM

Rear aspect double glazed leaded light windows, rear aspect double glazed leaded light door to rear garden, wooden flooring, part tiled flooring to rear, coved ceiling, downlighting, double radiator, leading to:

KITCHEN

Rear aspect double glazed leaded light window with blind attachment, tiled flooring, part tiled walls, downlighting, a range of base and eye level units, wall mounted Vaillant boiler, one and a half stainless steel sink with drainer, four gas hob rings, extractor hood, integrated double electric oven, space for appliances including dish washer and washing machine.

FIRST FLOOR LANDING

Hatch to loft space (boarded, double insulated, lighting and ladder), storage cupboard, downlighting, doors to:

BEDROOM ONE

Front aspect double glazed leaded light window, built in wardrobes, downlighting, double radiator.

BEDROOM TWO

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

BEDROOM THREE

Front aspect double glazed leaded light window, downlighting, double radiator.

BATHROOM

Rear aspect double glazed leaded light frosted window, part tiled walls,

panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail.

FRONT

Off street parking for two vehicles, storage cupboard.

REAR GARDEN

Decked area, laid to lawn, panel enclosed fence, patio stepping stones.

GARAGE

Up and over 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

Ruislip (0.2 mi) - Metropolitan/Piccadilly
Ruislip Manor (0.6 Mi) - Metropolitan/Piccadilly
Ruislip Gardens (0.9 Mi) - Central line/Chiltern Railways



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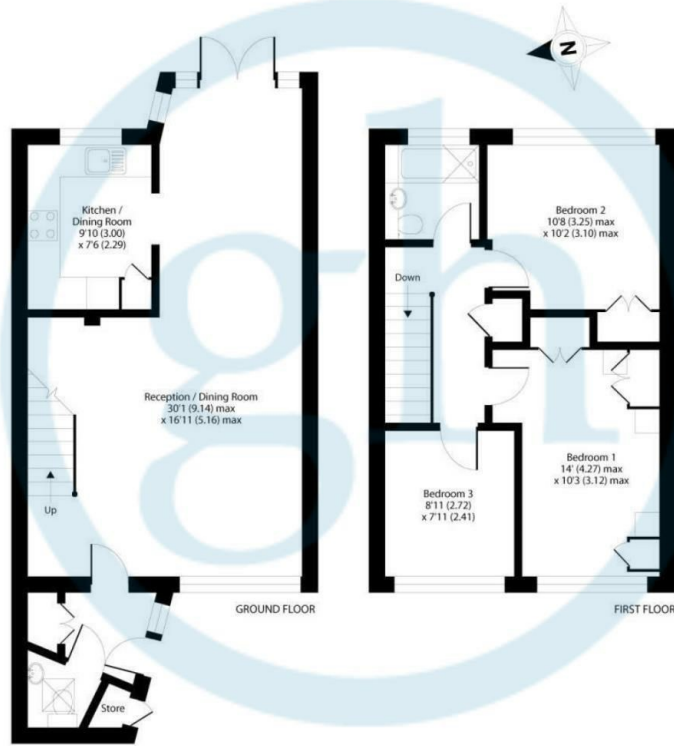
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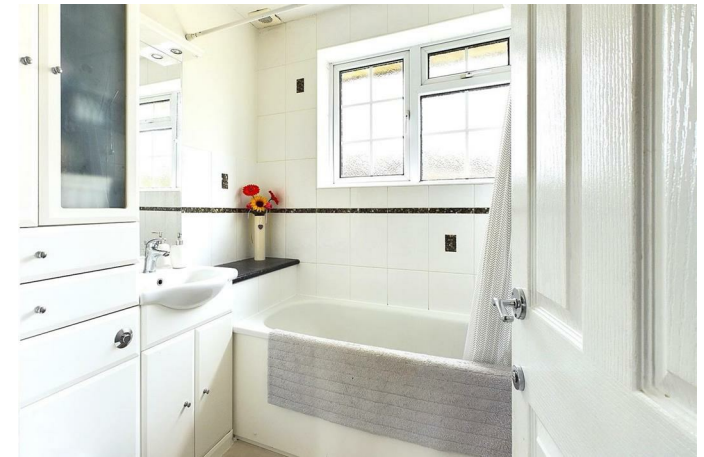


gibsonhoney

Total gross internal area = 994 sq ft / 92.3 sq m (Excludes Store)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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