



Edwards Avenue, Ruislip, HA4 6UP
£375,000





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NO UPPER CHAIN Gibson Honey are delighted to present to the market this two DOUBLE bedroom ground floor maisonette with OWN GARDEN. The property briefly comprises: bright and spacious living room, kitchen and bathroom suite. This property benefits from; Off street parking, garage, double glazing and gas central heating. Set in this highly convenient location, Edwards Avenue is ideally located for South Ruislip's shops and amenities including Sainsbury's supermarket and the Old Dairy site, including a cinema, several restaurants, gym and Asda. Highly regarded schools such as Queensmead & Deansfield are close by.



ENTRANCE HALL

Side aspect door, under stairs storage cupboard with lighting and housing meters doors to:

LIVING ROOM

Front aspect double glazed windows, double radiator, coved ceiling.

KITCHEN

Dual aspect double glazed frosted windows, tiled walls and flooring, a range of base and eye level units, integrated oven with four gas hob rings, extractor hood, stainless steel sink with drainer, space for fridge freezer, side aspect door to rear garden.

BEDROOM ONE

Rear aspect double glazed window, fitted wardrobes, radiator.

BEDROOM TWO

Front aspect double glazed window, radiator, coved ceiling.

BATHROOM

Side aspect double glazed frosted window, tiled flooring, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel radiator.

GARDEN

Patio area, flower and shrub borders, panel enclosed fence, laid to lawn.

GARAGE

Up and over door.

LEASE

Extended to 99 years on completion.

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

OUTGOINGS

Ground Rent: £20 per annum.

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COUNCIL TAX

London Borough of Hillingdon - Band C -£1,656.80

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DISTANCE TO STATIONS

South Ruislip (0.2 miles) - Central Ruislip Gardens (1 miles) - Central Ruislip Manor (1.7 miles) - Metropolitan/ Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

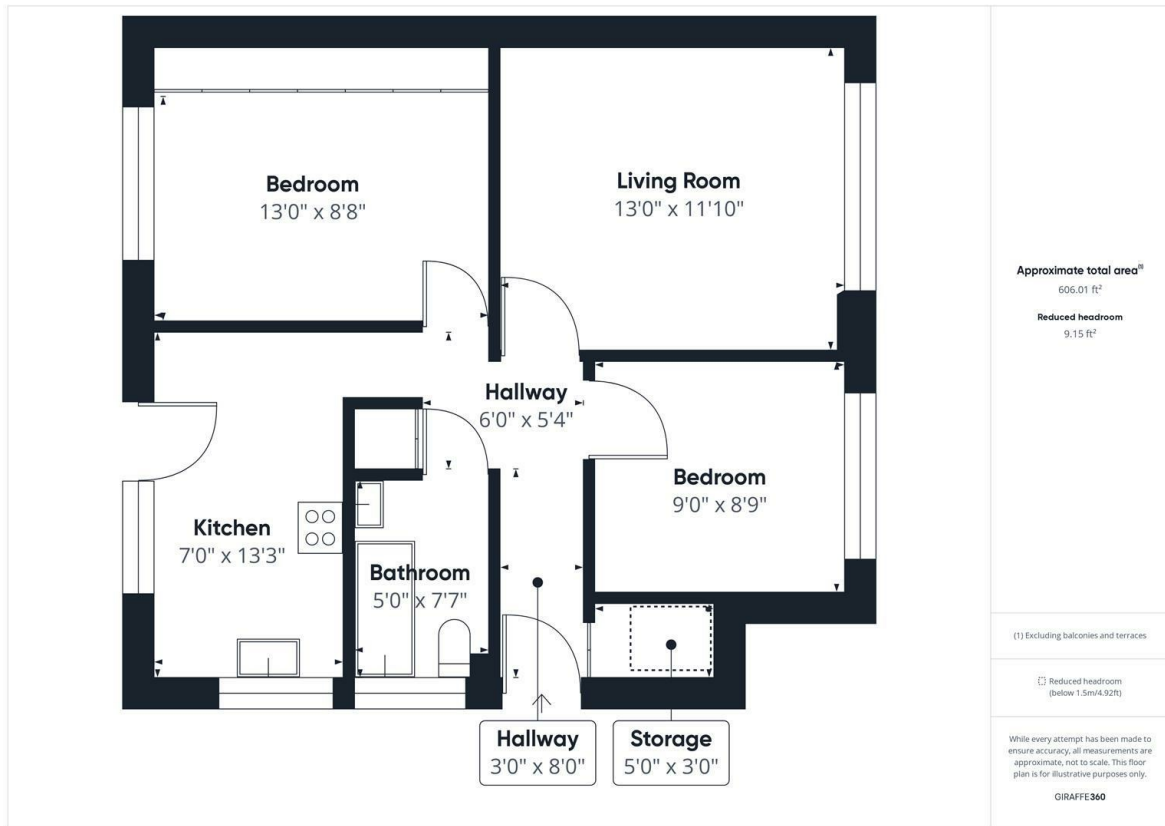
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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