



Greystoke Drive, Ruislip, HA4 7YL





gibsonhoney

NO UPPER CHAIN. Located in this sought after residential cul de sac we are delighted to present to the market this semi detached property. Maintained to a high standard this family home briefly comprises : Three good size bedrooms, good size lounge through to kitchen/diner and modern bathroom suite. The property benefits include: gas central heating, private rear garden, off street parking space and garage in block. This most desirable property is situated close to Whiteheath school and is approximately one mile from Ruislip's extensive High street which offers a good range of local shops including Browns restaurant, Waitrose Supermarket, numerous pizza restaurants and coffee bars, bus routes and rail links(Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

LOUNGE

Front aspect double glazed window, air conditioning unit, radiator, through to:

KITCHEN/DINER

Rear aspect double glazed doors to rear garden, rear aspect double glazed window, range of base and eye level units,

extractor hood, part tiled walls, one and a half stainless steel sink and drainer.

LANDING

Side aspect double glazed frosted window, doors to:

BEDROOM ONE

Front aspect double glazed window, radiator, air conditioning unit, built in wardrobe.

BEDROOM TWO

Rear aspect double glazed window, radiator, air conditioning unit.

BEDROOM THREE

Front aspect double glazed window, radiator.

BATHROOM

Rear aspect double glazed frosted window, pedestal wash hand basin, low level wc, heated towel rail, panel enclosed bath and wall mounted shower attachment, storage cupboard.

FRONT

Off street parking.

REAR GARDEN

Panel enclosed fence, patio area.

GARAGE

In block.

COUNCIL TAX

London Borough of Hillingdon -
Band E - £2,151.66

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

DISTANCE TO STATIONS

West Ruislip (0.7 Miles) -
Central/Chiltern Railways
Ruislip (1.1 Miles) -
Metropolitan/Piccadilly
Ickenham (1.3 Miles) -
Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

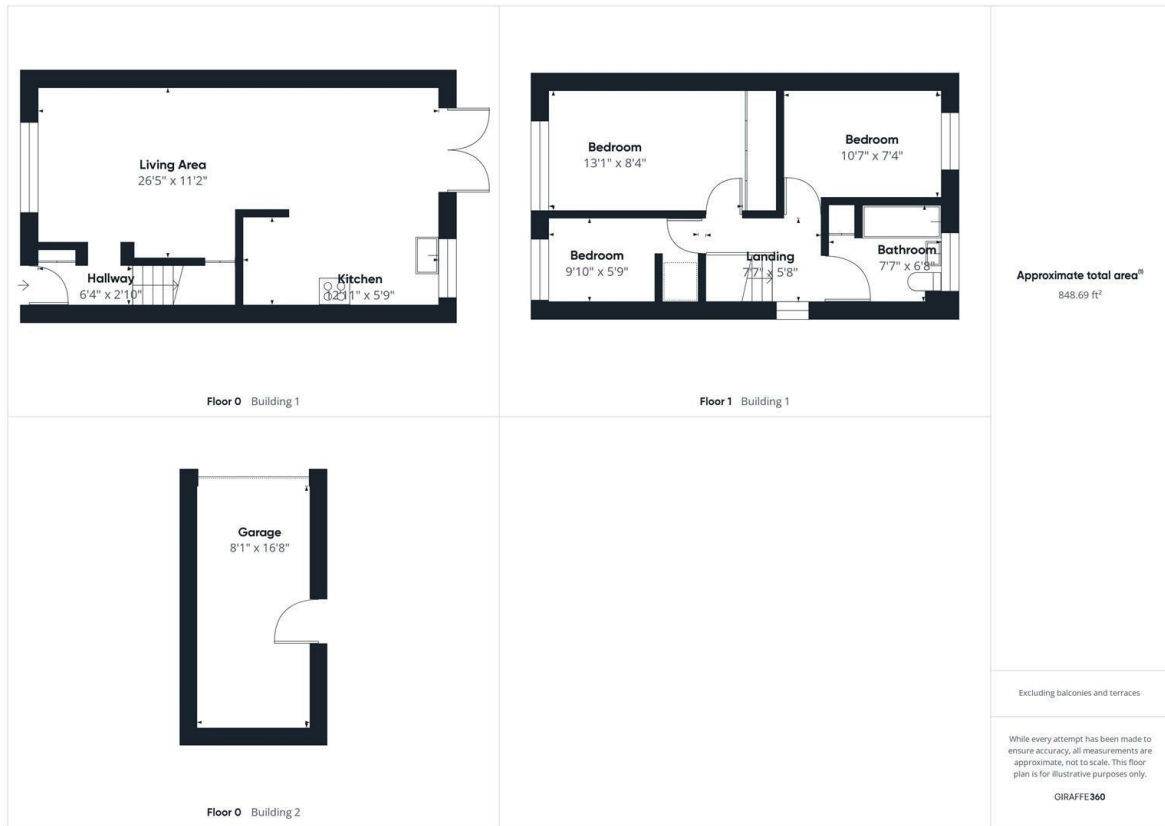
T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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