



Priory Close, Ruislip, HA4 8HP



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NO UPPER CHAIN. Gibson Honey are pleased to present to the market this lovely ground floor garden maisonette. Situated in a quiet, cul de sac location, just a short walk from the Metropolitan/Piccadilly Line Station at Ruislip Manor. The property briefly comprises: Two double bedrooms, spacious lounge, contemporary bathroom with bath and separate shower and modern kitchen. The property benefits include: Double glazing, new lease on exchange, off street parking and direct access to large rear garden. The property is presented in good condition throughout. This property is ideally situated for Ruislip & Ruislip Manor's extensive high streets which offer a good range of local shops, restaurants, bus routes and rail links (Metropolitan and Piccadilly). It is also ideally situated for a selection of highly regarded schools such as Bishop Ramsey and Warrender. For the motorist, the A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



## ENTRANCE HALL

Side aspect entrance door, laminate effect flooring, under stair storage cupboard, under floor storage, doors leading to:

## LIVING ROOM

Front aspect double glazed bay window, coved ceiling, laminate effect flooring, fireplace, radiator.

## KITCHEN

Rear aspect double glazed window, rear aspect double glazed door, tiled flooring, part tiled walls, a range of base and eye level units, stainless steel inset sink, integrated oven with four gas hob rings, extractor hood, space for fridge freezer, space for a washing machine.

## BATHROOM

Rear aspect double glazed frosted window, tiled flooring and walls, fitted bath, walk in shower, fitted hand basin, low level w/c, fitted storage, downlighting, radiator.

## BEDROOM ONE

Front aspect double glazed partly frosted window, coved ceiling, laminate flooring.

## BEDROOM TWO

Rear aspect double glazed partly frosted window, coved ceiling, laminate effect flooring.

## REAR GARDEN

Private entrance with decking area, panel enclosed fence.

## PARKING

Off street parking.

## LEASE

Brand new lease will be offered on exchange.

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

## COUNCIL TAX

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

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## DISTANCE TO STATIONS

Ruislip Manor (0.2 Miles) - Metropolitan/Piccadilly  
Ruislip (0.3 miles) - Metropolitan/Piccadilly  
West Ruislip (0.9 miles) - Central/Chiltern



92 High Street, Ruislip, Middlesex, HA4 8LS

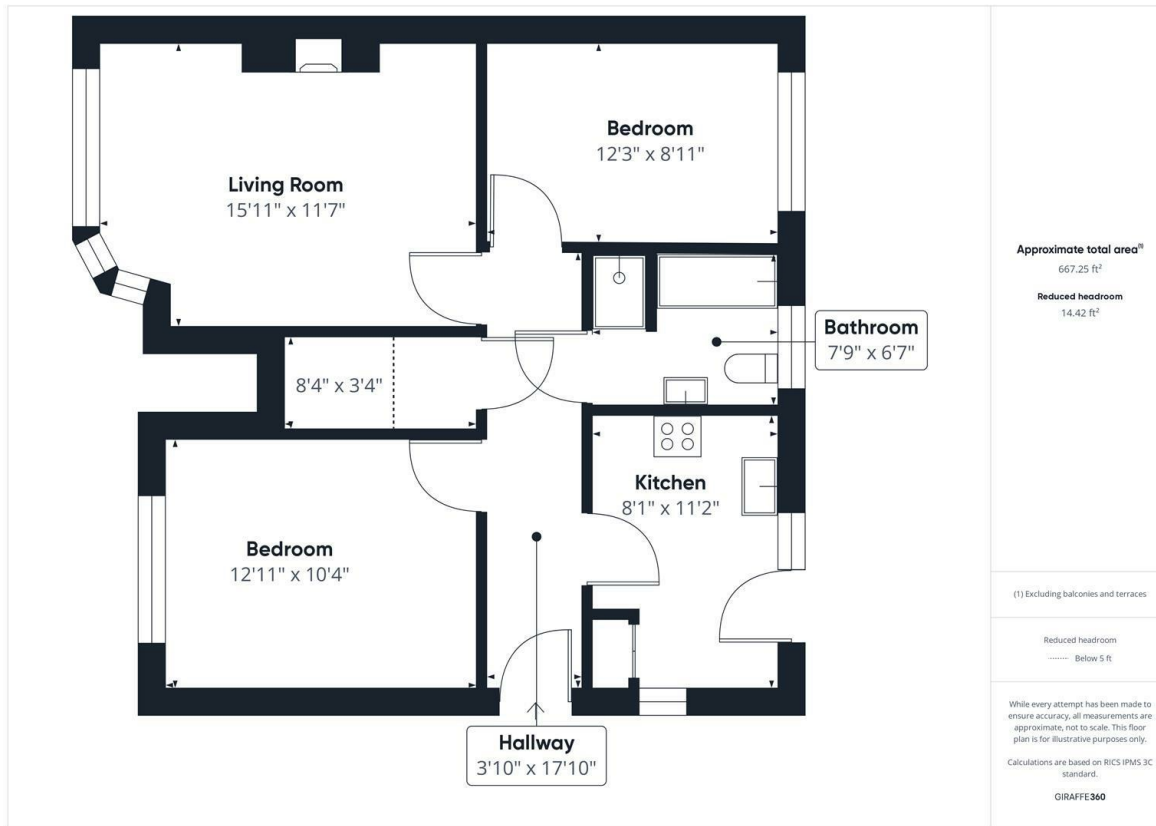
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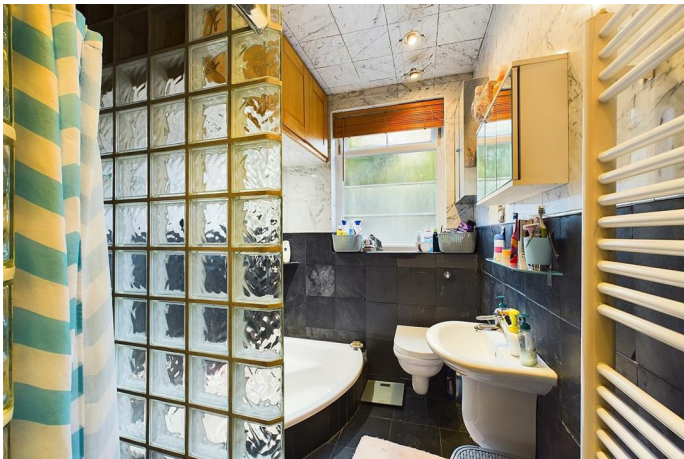
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>77</b>
(39-54) <b>E</b>	<b>57</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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