



Greystoke Drive, Middlesex, HA4 7YL
£340,000





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NO UPPER CHAIN. A superb opportunity has arisen to purchase this FREEHOLD one bedroom terrace home set on this popular residential road in North Ruislip. Presented to the market in immaculate condition, this property briefly comprises: One double bedroom, spacious living area, modern kitchen & modern bathroom suite. The property benefits include: Double glazing, private garden and off street parking. Situated on this popular modern development in North Ruislip with Ruislip High Street in close proximity with it's choice of shops, eateries and transport links (Metropolitan/Piccadilly). For the motorist, there are excellent connections to central London via the M25 and the M40/A40.



LIVING ROOM

Front aspect door, front aspect double glazed window, electric storage heater, stairs to first floor landing.

KITCHEN

Side aspect double glazed window, range of base and eye level units, extractor hood, electric hob and oven, integrated fridge freezer, stainless steel one and a half bowl single drainer with mixer taps, integrated dishwasher, integrated washing machine.

LANDING

Loft access with ladder, doors to:

BEDROOM

Front aspect double glazed window, electric storage heater.

BATHROOM

Side aspect double glazed frosted window, tiled flooring, vanity unit incorporating wash hand basin, low level wc with concealed

cistern, tiled walls, panel enclosed bath with mixer taps and attached shower.

GARDEN

Panel enclosed fence, patio area, garden shed, storage cupboard housing meters.

ALLOCATED PARKING

For one vehicle.

COUNCIL TAX

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

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

DISTANCE TO STATIONS

West Ruislip (0.8 mi) -
Central/Chiltern
Ruislip (1.1 Mi) -
Metropolitan/Piccadilly.



92 High Street, Ruislip, Middlesex, HA4 8LS

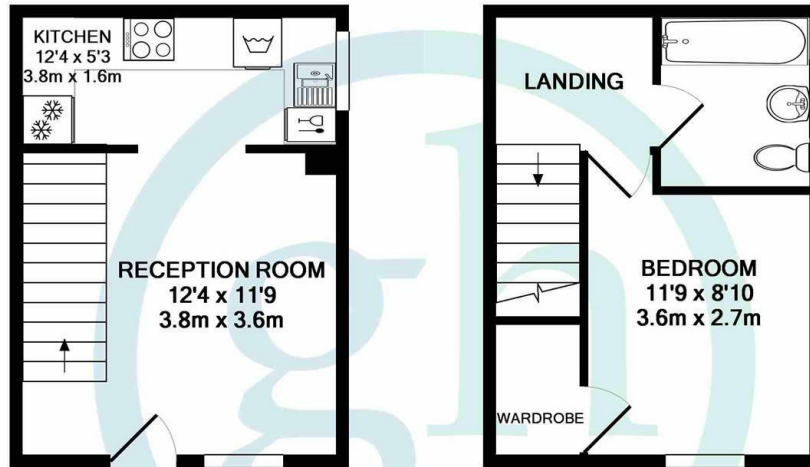
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GROUND FLOOR
APPROX. FLOOR
AREA 209 SQ.FT.
(19.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 211 SQ.FT.
(19.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 420 SQ.FT. (39.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

