



West End Road, Ruislip, HA4 6DX

NO UPPER CHAIN. Located in this highly convenient location is this three bedroom extended semi detached home. This well presented property briefly comprises: Three good size bedrooms, spacious living room leading through to a dining area, 2nd large reception room, fitted kitchen and bathroom suite. The property benefits include: Double glazing, gas central heating, garage and rear garden. West End Road is within walking distance of Ruislip High Street. It is located in close proximity to a number of local schools including Sacred Heart, Ruislip High & Ruislip Gardens. Ruislip, Ruislip Manor and Ruislip Gardens tube stations are nearby offering access to the City and West End on the Central/Metropolitan/Piccadilly lines. The house is conveniently located to the A40/M25 with it's access into London and the Home Counties. Ruislip Gardens local shops are a stones throw away offering convenience stores, a post office, cafe's and a number of takeaways.



ENTRANCE PORCH

Front aspect double glazed frosted glass door, front aspect double glazed frosted glass windows, side aspect double glazed frosted glass window, laminate effect flooring, rear aspect glazed double doors

HALLWAY

Radiator, laminate effect flooring, under stair storage housing meters, picture rail, stairs to first floor landing, doors to:

KITCHEN

Laminate effect flooring, part tiled walls, range of base and eye level units, gas hob with 4 rings with extractor hood above, integrated oven, one and a half stainless steel sink with drainer

LIVING ROOM

Front aspect double glazed bay window, radiator, laminate effect flooring, feature fireplace, coved ceiling, leading to:

DINING AREA

Coved ceiling, laminate effect flooring, rear aspect glazed door to:

RECEPTION ROOM

Radiator, laminate effect flooring, coved flooring, rear aspect double glazed sliding doors, space for : fridge-freezer, washing machine, drier

HALLWAY

Side aspect double glazed frosted glass window, access to loft hatch, picture rail, doors to:

W/C

Tiled walls, low level w/c, radiator, side aspect double glazed frosted glass window, tiled flooring

BATHROOM

Tiled walls, tiled floor, panel enclosed bathtub with mixer taps and shower attachment, rear aspect double glazed frosted glass window,

BEDROOM ONE

Front aspect double glazed bay window, built in wardrobes, laminate effect flooring, radiator

BEDROOM TWO

Rear aspect double glazed window, laminate effect flooring, radiator

BEDROOM THREE

Front aspect double glazed window, laminate effect flooring, radiator, built in wardrobe and eye level cupboards

GARDEN

Mainly laid to lawn, patio area, garage.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

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

DISTANCE TO STATIONS

Ruislip Gardens (0.3 mile) - Central Line.
Ruislip (0.9 mile) - Metropolitan/Piccadilly.



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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | 58 |
| (55-68) D | | |
| (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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