



Orchard Close, Ruislip, HA4 7LR

NO UPPER CHAIN. We are pleased to present to the market this beautifully presented semi-detached home which has been completely refurbished by the current owners and briefly comprises; three bedrooms, large living room, separate dining room, kitchen/breakfast room and modern bathroom suite. The property benefits from a downstairs cloakroom, off street parking, newly installed boiler and rear garden. Located on the North side of Ruislip which is conveniently close to Ruislip High Street with it's local shops and range of amenities, Waitrose supermarket, doctors surgery, bus routes and rail links (Metropolitan and Piccadilly). The property is also ideally located within walking distance to West Ruislip station (Central Line/Chiltern Line) and has easy access to the A40/M25. The ever popular Duck Pond and Library are a 5-10 minute walk away. For families, there are a number of highly regarded schools within close proximity including BWI and Bishop Ramsey. Ruislip Woods, Highgrove and Ruislip Bowls club are all nearby.



ENTRANCE HALL

Front aspect entrance door, wood effect flooring, wall mounted radiator, stairs to first floor landing, doors to:

LIVING ROOM

Front aspect double glazed windows, wood effect flooring, downlighting, side aspect double glazed door to rear garden.

DINING ROOM

Front aspect double glazed windows, wood effect flooring, feature electric fire place, radiator, under stair storage cupboard, door to:

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed windows, rear aspect double glazed door to rear garden x 2, wood effect flooring, wall mounted

radiator, breakfast bar, a range of base and eye level units, granite effect sink with drainer and mixer taps, integrated Bosch appliances including: oven with four gas hob rings and extractor hood, fridge freezer, washing machine and dishwasher, door to:

DOWNSTAIRS CLOAKROOM

Tiled flooring, part tiled walls, low level wc, vanity unit incorporating wash hand basin, downlighting.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, cupboard housing newly installed boiler, hatch to loft space, downlighting, doors to:

BEDROOM ONE

Front aspect double glazed window, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator, fitted wardrobe.

BEDROOM THREE

Rear aspect double glazed window, radiator.

BATHROOM

Front aspect double glazed frosted window, tiled flooring, part tiled walls, panel enclosed bath with rain fall shower head and hand shower attachment with mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

FRONT

Off street parking, laid to lawn.

REAR GARDEN

Patio area, laid to lawn, panel enclosed fence, side access.

COUNCIL TAX

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

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

DISTANCE TO STATIONS

West Ruislip (0.6 miles) - Central/Chiltern
Ruislip (1.1 miles) - Metropolitan/Piccadilly



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