



Deborah Crescent, Ruislip, HA4 7TB  
£1,275,000



NO UPPER CHAIN. A unique FIVE DOUBLE bedroom detached family home which is set in the heart of Ruislip giving easy access to transport links & being in close proximity to three underground tube lines, Metropolitan, Piccadilly and Central line. Tucked away in this popular residential cul-de-sac this rarely available style of property briefly comprises: Spacious hallway, three spacious receptions, fitted kitchen, utility room and cloakroom to the ground floor. To the first floor we have a master bedroom with en suite, four further double bedrooms and family bathroom. The property benefits include: gas central heating, double glazing, an attractive secluded rear garden, double garage and driveway. Deborah Crescent is situated close to Kings College Playing Fields and Ruislip Woods. Ruislip High Street is a very short walk away with its array of shops including Waitrose Supermarket and a selection of restaurants including The Duck House, Café Rouge, Pizza Express and ZAZA.





## HALLWAY

Front aspect frosted glass front door, front aspect frosted glass double glazed window, radiator, stairs to first floor landing, leading to:

## KITCHEN

Front aspect double glazed window, radiator, downlighting, part tiled walls, full range of base and eye level units, range of integrated appliances including: oven, microwave, fridge freezer, dishwasher, 5 ring gas hob with extractor hood, inset stainless steel sink with drying rack, leading to:

## UTILITY ROOM

Front aspect double glazed window, radiator, side aspect double glazed door to garden. Inset stainless steel sink with drying rack, Space for washing machine and dryer.

## DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted glass window, part tiled walls, radiator, low level WC, vanity unit incorporating wash hand basin.

## LIVING ROOM

Two sets of rear aspect double glazed French doors leading to rear garden, radiators x 2, coved ceiling, leading to:

## RECEPTION ROOM

Rear aspect double glazed window, coved ceiling, radiator, leading to:

## DINING ROOM

Rear and side aspect double glazed windows, coved ceiling, radiator.

## LANDING

Side aspect double glazed window, stairs to ground floor hallway, access to loft hatch, storage cupboard housing water tank, doors leading to:

## MASTER BEDROOM

Two front aspect, double glazed windows, radiator, leading to:

## EN SUITE

Front aspect double glazed frosted glass window, downlighting, part tiled walls, low level w/c, vanity unit incorporating wash hand basin, panel enclosed bath, separate stand in shower cubicle.

## BEDROOM TWO

Rear aspect double glazed window, radiator.

## BEDROOM THREE

Rear aspect double glazed window, radiator.

## BEDROOM FOUR

Rear aspect double glazed window, radiator.

## BEDROOM FIVE

Rear aspect double glazed window, radiator.

## BATHROOM

Front aspect double glazed frosted glass window, downlighting, radiator, low level WC, vanity unit incorporating hand wash basin, panel enclosed bath with wall mounted shower attachment.

## DOUBLE GARAGE

Up and over door, lighting.

## REAR GARDEN

South West facing, patio area with steps leading down to lawn, a substantial wrap around garden with panel enclosed fence, mainly laid to lawn, side access.

## COUNCIL TAX

Council Tax Band G - £3253.97

## DISTANCE TO STATIONS

Ruislip Station(0.7 Miles) -  
Metropolitan/ Piccadilly Line  
West Ruislip Station(1.0 Miles) -  
Central Line



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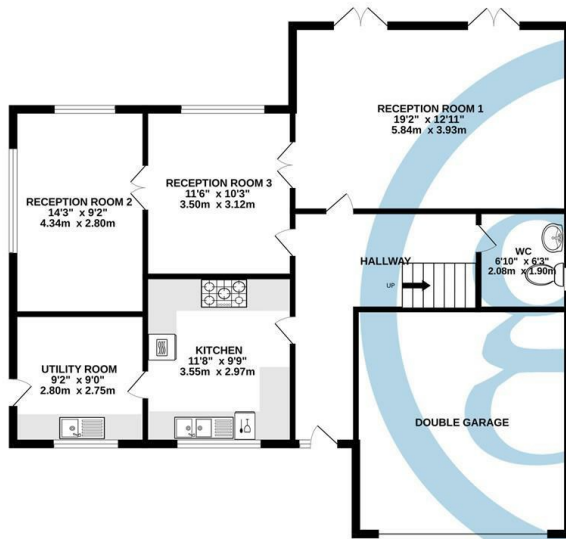
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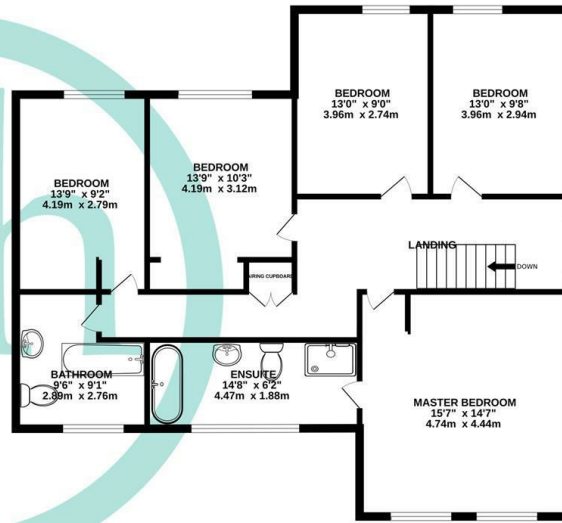




GROUND FLOOR  
1101 sq.ft. (102.3 sq.m.) approx.



1ST FLOOR  
1097 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA : 2156sq.ft. (200.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	80
England & Wales	EU Directive 2002/91/EC	



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