







NO UPPER CHAIN. We are pleased to offer to the market this well presented and spacious semi-detached chalet style bungalow. Set in this sought-after location, this property briefly comprises: entrance hallway, two good size bedrooms on the ground floor with bathroom suite, spacious through lounge/dining room with bi-fold doors, fitted kitchen and an additional bedroom on the first floor with ensuite. The property benefits include: good size rear garden, gas central heating, double glazing and off street parking. Situated within walking distance of Eastcote's High street offering a good range of local shops, bus routes, restaurants and rail links (Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also convenient for a number of local schools including Newnham, Bishop Ramsey, Warrender and Haydon.







#### **FNTRANCE HALL**

Side aspect frosted glass double glazed door, stairs to first floor landing, laminate effect flooring, radiator, downlighting, doors to:

#### THROUGH LOUNGE/DINING ROOM

Feature fireplace, downlighting, laminate effect flooring, radiator x2, rear aspect double glazed bi-folding doors, coved ceiling.

#### **KITCHEN**

Range of base and eye level units, stainless steel sink with drying rack, 4 ring gas hob with extractor hood, integrated oven and microwave, rear aspect double glazed window, rear aspect double glazed door, space for range of appliances: American style fridge-freezer, dishwasher, washer/dryer.

### **BEDROOM TWO**

Downlighting, front aspect double glazed bay window, coved ceiling, picture rail, radiator

## BEDROOM THREE

Radiator, front aspect double glazed window.

#### **BATHROOM**

Tiled walls, tiled flooring, downlighting, low level w/c, vanity unit incorporating wash hand basin, panel enclosed bath with wall mounted shower attachment, side aspect double glazed frosted glass window, heated towel rail.

#### **BEDROOM ONE**

Downlighting, radiator, rear aspect double glazed window, door to:

## **ENSUITE**

Tiled enclosed bath with wall mounted shower attachment, low level w/c, tiled floor, tiled walls, heated towel rail, rear aspect double glazed frosted glass window, pedestal wash hand basin.

#### **GARDEN**

Mainly laid to lawn, panel enclosed fence, decking area for garden furniture.

# **COUNCIL TAX**

London Borough of Hillingdon - BAND E - £2386.24

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

#### DISTANCE TO STATIONS

Eastcote (0.5Miles) - Metropolitan/ Piccadilly Ruislip Manor (0.5Miles) -Metropolitan/ Piccadilly)

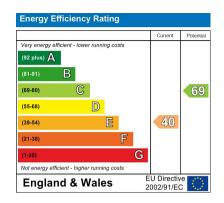


92 High Street, Ruislip, Middlesex, HA4 8LS T: 01895 677766

sales@gibsonhoney.co.uk www.gibsonhoney.co.uk















You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.