



Howletts Lane, Ruislip, HA4 7RS

NO UPPER CHAIN. We are pleased to present to the market this great sized detached bungalow offering a huge amount of potential subject to the usual planning constraints. In need of some modernisation, this property briefly comprises; welcoming entrance hall, three bedrooms, spacious living room, fitted kitchen with dining area, bathroom suite and larger than average private rear garden. The property benefits from off street parking, secure gate surrounding the front of the bungalow, entrance porch, gas central heating, garage with rear access and double glazing. This property is set in the heart of North Ruislip approximately three quarters of a mile from Ruislip's extensive amenities which offers a good range of local shops, bus routes, restaurants & rail links (Met & Piccadilly - Ruislip) (Central Line & overground - West Ruislip). Schools in the local vicinity include WhiteHeath School, B.V.I., Bishop Ramsey, Haydon, Warrender and the property is also within easy reach of Kings College playing fields, Pinn Fields, Park woods & St Martins Church.



ENTRANCE PORCH

Front aspect entrance door, side aspect double glazed frosted window, coved ceiling, storage cupboard, door to:

ENTRANCE HALLWAY

Hatch to loft space, dado rail, coved ceiling, radiator, storage cupboard, doors to:

BEDROOM ONE

Front aspect double glazed bay window, built in wardrobes, coved ceiling, picture rail, radiator.

BEDROOM TWO

Front aspect double glazed window, built in wardrobes, coved ceiling, radiator.

BEDROOM THREE

Front aspect double glazed window, built in wardrobe, coved ceiling, radiator.

BATHROOM

Tiled flooring, tiled walls, skylight, downlighting, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, radiator.

LIVING ROOM

Rear aspect double glazed window, rear aspect double glazed double doors with shutters to rear garden, skylight, coved ceiling, downlighting, radiator, door to:

KITCHEN

Rear aspect double glazed window with shutters, tiled flooring, tiled walls, coved ceiling, downlighting, a range of base and eye level units, one and a half stainless steel sink with drainer, integrated oven with four gas hob rings and extractor hood, open to:

DINING AREA

Wooden flooring, picture rail, coved ceiling, radiator.

FRONT

Off street parking, secure entrance gate.

REAR GARDEN

Patio area x 2, mainly laid to lawn, side access, rear access, car port, up and over door to:

GARAGE

Up and over door, power and lighting, side aspect window, side aspect door.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,692.30

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

DISTANCE TO STATIONS

West Ruislip (1.3 Miles) -
Central/Chiltern Railways
Ruislip (1.4 Miles) -
Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

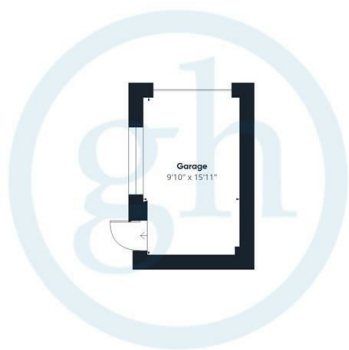
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Floor 0 Building 1




Floor 0 Building 2

Approximate total areaTM
1403 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p><i>Not energy efficient - higher running costs</i></p>			
<p>England and Wales</p>		<p>EU Directive 2002/91/EC</p>	



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