



Brickett Close, Ruislip, HA4 7YE



NO UPPER CHAIN. We are pleased to present to the market this two double bedroom terraced home located on this quiet residential road. This well proportioned property is set within walking distance to the local shops at Howletts Lane and briefly comprises, entrance hall, spacious lounge with sliding doors to the rear garden, fitted kitchen and bathroom suite. The property benefits include: Double glazing, gas central heating, private rear garden, ample storage throughout and a store room on the first floor. This home is ideally set for Ruislip's extensive High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). It is also ideally located for the ever popular Whiteheath school. Also close by are Ruislip Woods and Ruislip Lido. The A40 is within striking distance offering swift and easy access to Central London.



## ENTRANCE PORCH

Front aspect double glazed leaded light entrance door, front aspect double glazed window, tiled flooring, side aspect door to:

## ENTRANCE HALL

Side aspect entrance door, laminate effect flooring, storage cupboard x 2, radiator, under stair storage cupboard, stairs to first floor landing, door to:



## KITCHEN

Front aspect double glazed window, tiled flooring, tiled walls, a range of base and eye level units, inset sink with drainer, built in oven, hob with four electric rings and extractor hood, space for appliances including fridge, freezer and washing machine, door to:

## LIVING/DINING ROOM

Rear aspect double glazed sliding doors to rear garden, laminate effect flooring, coved ceiling, dado rail, radiator x 2.

## FIRST FLOOR LANDING

Skylight, storage cupboard, doors to:

## BEDROOM ONE

Rear aspect double glazed window, built in wardrobes.

## BEDROOM TWO

Rear aspect double glazed window, radiator, built in wardrobe.

## BATHROOM

Front aspect double glazed frosted window, tiled flooring, tiled walls, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, radiator.

## STORAGE ROOM

Front aspect double glazed frosted window, laminate effect flooring, storage cupboard.

## FRONT

Laid to patio.

## REAR GARDEN

Mainly laid to patio, panel enclosed fence, rear access.

## COUNCIL TAX

London Borough of Hillingdon - Band D - £1720.81

## DISTANCE TO STATIONS

West Ruislip (1.2 Miles) - Central line

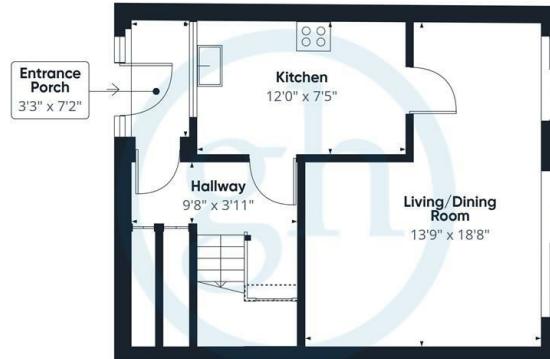
Ruislip (1.3 Miles) - Metropolitan and Piccadilly

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
788 ft<sup>2</sup>

Reduced headroom  
3 ft<sup>2</sup>

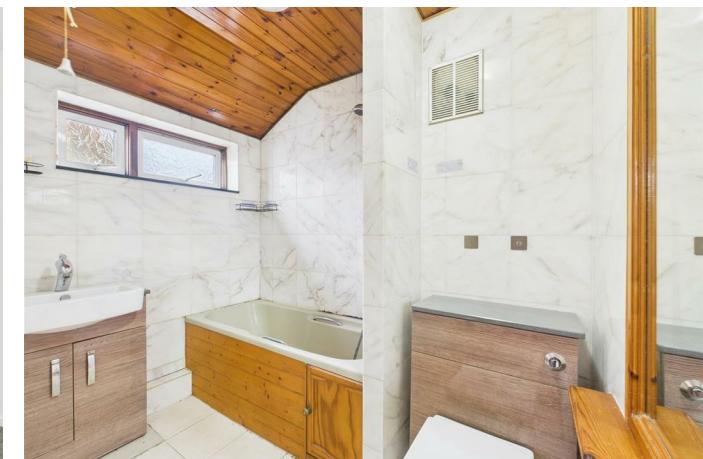
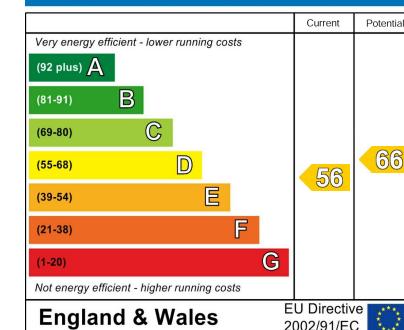
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

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



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