



Elmbridge Drive, Ruislip, HA4 7UT

Gibson Honey are pleased to offer for sale this extended semi detached home set in this premier road just footsteps from Ruislip Woods. This well presented property briefly comprises : Entrance hall, through lounge/diner, sitting room, three good size bedrooms, fitted kitchen and modern bathroom suite. The property benefits : Downstairs cloakroom, double glazing, gas central heating, garage via shared drive, off street parking and private rear garden. This property is set in the favoured North side of Ruislip and is approximately one mile from Ruislip High Streets extensive amenities including local shops such as Waitrose and Marks & Spencers, bus routes and rail links (Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. Schools in the local vicinity include B.W.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 HALL

Front aspect double glazed leaded light windows, front aspect double glazed leaded light frosted door, cupboard housing electric meter, radiator, under stairs storage cupboard, stairs to first floor landing, doors to:

DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, low level wc, wall mounted wash hand basin, radiator.

THROUGH LOUNGE/DINING ROOM

Front aspect double glazed leaded light bay window, feature fireplace, radiator x 2, coved ceiling, door to kitchen, leading to:

SITTING AREA

Rear aspect double glazed French doors leading to rear garden, radiator, coved ceiling.

KITCHEN

Rear aspect double glazed windows, rear aspect double glazed frosted door leading to rear garden, a range of integrated appliances including: dishwasher, oven, microwave and fridge freezer, four gas hob rings and extractor hood, down lighting, part tiled walls, a range of base and eye level units, stainless steel sink with drainer.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, hatch to loft space, doors to:

BEDROOM ONE

Rear aspect double glazed leaded light bay window, picture rail, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BEDROOM THREE

Front aspect double glazed leaded light window, picture rail, radiator.

BATHROOM

Dual aspect double glazed frosted window, tiled flooring, tiled walls, bath tub with shower attachment and mixer taps, shower cubicle with shower attachment and rain fall shower with mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

FRONT

Off street parking.

REAR GARDEN

Patio area, laid to lawn, panel enclosed fence, side access, side aspect door to:

GARAGE

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

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,820.11

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

DISTANCE TO STATIONS

Ruislip Manor (0.7 Miles) -
Metropolitan/Piccadilly
Eastcote (0.8 Miles) -
Metropolitan/Piccadilly
Ruislip (0.9 Miles) -
Metropolitan/Piccadilly
West Ruislip (1.4 Miles) - Central
line/Chiltern Railways

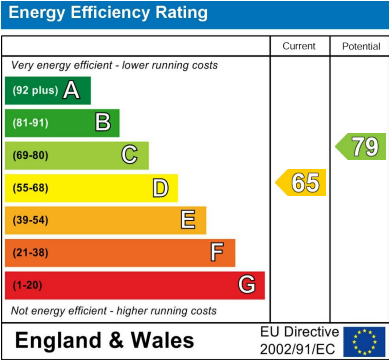


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