

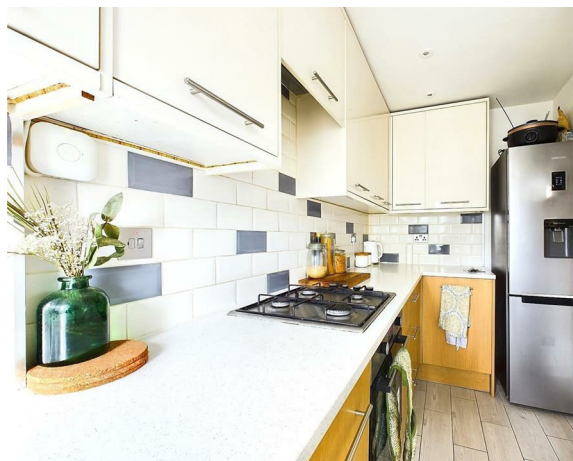


Beechwood Avenue, Ruislip, HA4 6EQ



gibsonhoney

Gibson Honey are pleased to present to the market this truly stunning ground floor garden maisonette. This bright and spacious property which is set close to Ruislip High Street briefly comprises : Two double bedrooms, good size living room, modern bathroom suite and fitted kitchen. The property benefits include : Double glazing, gas central heating, long lease and direct access to large rear garden as well as a front garden. Set in Beechwood Avenue which is in an excellent position only a short walk from Ruislip High Street with both Ruislip and Ruislip Gardens stations a short walk away. Ruislip is home to a number of highly regarded Schools and Sacred Heart Primary School is just a stones throw. There are also numerous bus routes close by and the A40 is easily accessible.



## ENTRANCE HALL

Side aspect entrance door, laminate effect flooring, storage cupboard, leading to:

## LIVING ROOM

Dual aspect double glazed window, laminate effect flooring, wall mounted radiator, downlighting, doors to:

## KITCHEN

Rear aspect double glazed window, rear aspect double glazed frosted door, laminate effect flooring, downlighting, part tiled walls, a range of base and eye level units, stainless steel inset sink, integrated oven with four gas hob rings, extractor hood, space for fridge freezer, integrated dishwasher, wall mounted radiator.

## BEDROOM ONE

Rear aspect double glazed bay window, laminate effect flooring, downlighting, double radiator.

## BEDROOM TWO

Front aspect double glazed window, laminate effect flooring, downlighting, double radiator.

## BATHROOM

Rear aspect double glazed frosted window, tiled flooring, tiled walls, stand in shower cubicle, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

## FRONT

Patio area, laid to lawn, side access.

## REAR GARDEN

Patio area, laid to lawn, panel enclosed fence, garden shed.

## LEASE

Approximately 167 years remaining.

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

## OUTGOINGS

Building insurance £550 roughly a year. No service charge or ground rent.

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## COUNCIL TAX

London Borough of Hillingdon - Band C - £1,656.80

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## DISTANCE TO STATIONS

Ruislip (0.6 Miles) - Metropolitan/Piccadilly  
Ruislip Gardens (0.6 Miles) - Central Line  
Ruislip Manor (0.8 Miles) - Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

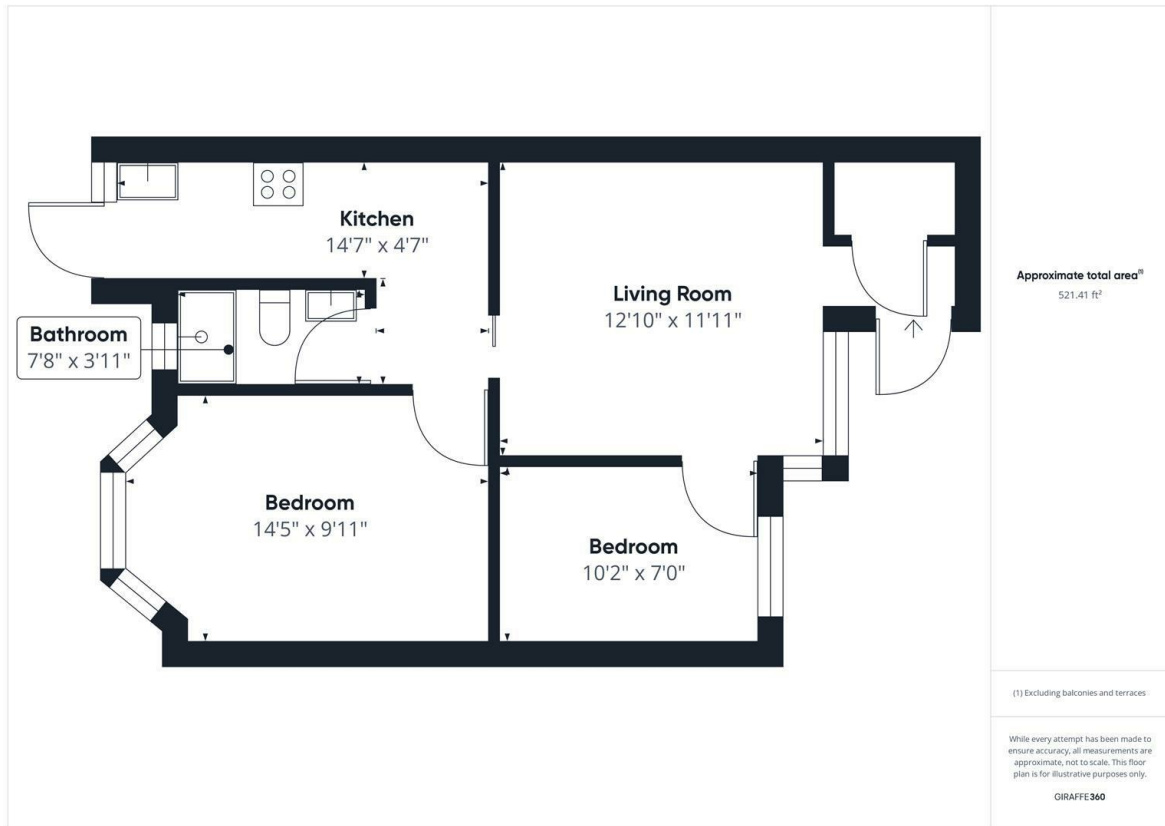
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	74
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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