



Pond Green, Ruislip, HA4 6EW

NO UPPER CHAIN - RECENTLY REFURBISHED - We are pleased to present this immaculate three bedroom family home situated in this ultra convenient and popular cul de sac location. This stunning and well proportioned home briefly comprises: three good size bedrooms, a large living room leading to dining room, fitted kitchen, modern family bathroom and downstairs wc. The property benefits from double glazing, gas central heating, direct access to garage from good size private rear garden and potential to extend subject to the usual planning constraints. Set on a quiet residential road, this property is just a short walk from Ruislip High Street's many amenities and footsteps from Ruislip station, offering access to central London via the Metropolitan and Piccadilly lines. Additionally, the Central line station at West Ruislip is accessible locally. For the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties.



ENTRANCE PORCH

Side aspect frosted window, down lighting, radiator, storage cupboard, doors to:

DOWNSTAIRS CLOAKROOM

Sky light, part tiled walls, tiled flooring, heated towel rail, vanity enclosed wash hand basin, low level wc.

LIVING ROOM

Front aspect double glazed windows, coved ceiling, down lighting, radiator x 2, doors to:

DINING ROOM

Rear aspect double glazed door to garden, rear aspect double glazed windows, coved ceiling, down lighting, radiator, leading to:

KITCHEN

Rear aspect double glazed windows, down lighting, a range of base and eye level units, integrated dishwasher, fridge freezer, oven, induction hob and wall mounted boiler, space for washing machine.

FIRST FLOOR LANDING

Coved ceiling, down lighting, loft hatch, storage cupboard, doors to:

MASTER BEDROOM

Front aspect double glazed windows, coved ceiling, radiator, fitted wardrobe.

BEDROOM TWO

Rear aspect double glazed window, coved ceiling, radiator, fitted wardrobe.

BEDROOM THREE

Front aspect double glazed window, coved ceiling, radiator.

BATHROOM

Rear aspect double glazed frosted window, down lighting, tiled walls, tiled flooring, heated towel rail, panel enclosed bath with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, door to:

GARAGE

Double glazed frosted door, up and over door, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

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

DISTANCE TO STATIONS

Ruislip (0.2 mi) - Metropolitan/Piccadilly
Ruislip Manor (0.6 Mi) - Metropolitan/Piccadilly
Ruislip Gardens (0.9 Mi) - Central line/Chiltern Railways



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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