



Victoria Road, Middlesex, HA4 9DF



gibsonhoney

This 'A' type Manor home benefits from spacious accommodation across a versatile floor plan. The property is located in the heart of Ruislip Manor, close to the areas shops, schools and transport facilities and briefly comprises: Three good size bedrooms, lounge open planned with dining room, brand new fitted kitchen and modern bathroom suite with separate wc. The property benefits include: Double glazing, gas central heating and large rear garden. Set in this highly convenient location within walking distance of Ruislip Manor Shops and amenities. Ruislip Manor and Ruislip Garden tube stations are nearby offering easy access to the City and West End on the Central, Metropolitan, Piccadilly lines. The A40/M25 is within striking distance offering swift and easy access into Central London and the Home Counties. The property is also within the catchment of a number of highly regarded schools including Lady Bankes, Ruislip High and Sacred Heart. Unfurnished.






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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



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