



Trevor Crescent, Ruislip, HA4 6NB



gibsonhoney

Gibson Honey are delighted to present to the market this immaculately presented and well proportioned four bedroom semi detached home. The property briefly comprises, spacious through lounge, dining room open planned with fitted kitchen, modern bathroom suite, large master bedroom with en suite shower room and three further good sized bedrooms. The property benefits from a beautiful rear garden, three double bedrooms, larger than average garage, air conditioning, downstairs wc and off street parking with an EV charging point.

Set in this highly convenient location, a stones throw of Ruislip Gardens Primary school and within catchment of Ruislip High. Ruislip Gardens, Ruislip Manor and Ruislip high streets are nearby, offering a good range of shops, restaurants, bus routes and rail links including Ruislip Gardens tube station (Central line) which is within approximately 5 minutes walk. The A40/M40/M25 are set within striking distance offering swift and easy access to Central London and the Home Counties.



## ENTRANCE PORCH

Front aspect double glazed frosted door, triple aspect double glazed windows, radiator, door to:

## HALLWAY

Radiator, down lighting, stairs to first floor, doors to:

## DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, tiled floor, tiled walls, wall mounted wash hand basin, low level wc

## THROUGH LOUNGE/ DINER

Rear aspect double glazed french doors, front aspect double glazed window, gas fireplace, two radiators, built in cupboards, coved ceiling, down lighting.

## KITCHEN/ BREAKFAST ROOM

Dual aspect double glazed windows, down lighting, tiled walls, a range of base and eye level units, breakfast bar, inset sink with mixer taps, integral double oven, 5 ring gas hob with extractor hood over.

## UTILITY AREA

Rear aspect double glazed door to garden, space for fridge/freezer, cupboard housing boiler, stainless steel sink and drainer, fitted base and eye level units, space for washer and drier in cupboard.

## FIRST FLOOR LANDING

Side aspect double glazed frosted window, built in cupboard, down lighting, air conditioning unit, stairs to second floor landing, door to:

## BEDROOM TWO

Front aspect double glazed window, radiator.

## BEDROOM THREE

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

## BEDROOM FOUR

Front aspect double glazed window, radiator.

## FAMILY BATHROOM

Rear aspect double glazed frosted window, panel enclosed bath with wall mounted shower, vanity unit incorporating wash hand basin, low level wc, tiled walls

## SECOND FLOOR LANDING

Side aspect double glazed frosted window, down lighting, door to:

## MASTER BEDROOM

Rear aspect double glazed window, skylight, radiator, air conditioning unit, built in wardrobes, down lighting, door to:

## ENSUITE

Rear aspect double glazed frosted window, tiled floor, part tiled walls, vanity unit incorporating wash hand basin, low level wc, large stand in shower cubicle with rainfall shower and hand shower attachment, heated towel rail

## GARDEN

Panel enclosed fence, brick wall, patio area, artificial lawn.

## GARAGE

Roller 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 Gardens (0.2 Miles) - Central Line

Ruislip Manor (1.2 Miles) - Metropolitan/Piccadilly



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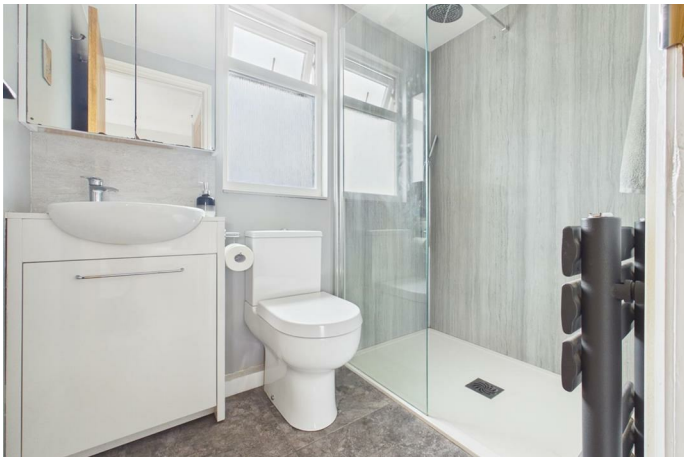
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



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