



Old Hatch Manor, Ruislip, HA4 8QG  
£950,000



NO UPPER CHAIN. A beautiful three bedroom detached home set on this premier road in Ruislip, offering spacious accommodation throughout and with the benefit of a large and well maintained rear garden. An internal inspection is thoroughly recommended to appreciate the size and quality on offer. The property briefly comprises, bay-fronted dining room, separate living room, fitted kitchen, bathroom suite with separate wc, sun room and garage via own drive. Property benefits include; off street parking, entrance porch, large entrance hall, utility room, large balcony, double glazing and gas central heating. This property is ideally situated for Ruislip & Ruislip Manor's extensive high streets which offer a good range of local shops, restaurants, bus routes and rail links (Metropolitan and Piccadilly). It is also ideally situated for a good selection of highly regarded schools such as Bishop Ramsey (Secondary) and Warrender (Junior). For the motorist, the A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



### ENTRANCE PORCH

Front aspect stained glass entrance door, dual aspect frosted window, tiled flooring frosted door to:

### HALLWAY

Front aspect frosted door, front aspect stained glass frosted windows, side aspect frosted window, coved ceiling, under stair storage cupboard, stairs to first floor landing, radiator, storage cupboard, doors to:

### DINING ROOM

Front aspect double glazed bay window, radiator, coved ceiling, feature fireplace.

### KITCHEN

Rear aspect double glazed window, side aspect frosted door to rear garden, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, pantry cupboard housing boiler, space for appliances including oven with four gas hob rings, washing machine and dishwasher.



### LIVING ROOM

Radiator, feature fireplace, coved ceiling, rear aspect double doors to:

### SUNROOM

Rear aspect double glazed window, side aspect frosted window, side aspect frosted double doors to rear garden, door to downstairs cloakroom, leading to:

### UTILITY AREA

Rear aspect double glazed window, rear aspect door to rear garden, tiled flooring, space for fridge freezer, door to:

### GARAGE

Up and over door, power and lighting.

### DOWNSTAIRS CLOAKROOM

Tiled flooring, part tiled walls, low level wc, wall mounted wash hand basin.

### FIRST FLOOR LANDING

Front aspect double glazed window, hatch to loft space, doors to:

### BEDROOM ONE

Rear aspect double glazed door to balcony, rear aspect double glazed windows, feature fireplace, radiator x 2.

### BEDROOM TWO

Front aspect double glazed bay window, featured fire place, fitted wardrobe, radiator.

### BEDROOM THREE

Rear aspect double glazed window, radiator.

### BATHROOM

Side aspect frosted windows, radiator, part tiled walls, wall mounted wash hand basin, shower cubical with power shower attached, storage cupboards.

### SEPARATE WC

Side aspect frosted window, tiled walls, low level wc

### FRONT

Off street parking, double doors to garage.

### REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, side access.

### 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

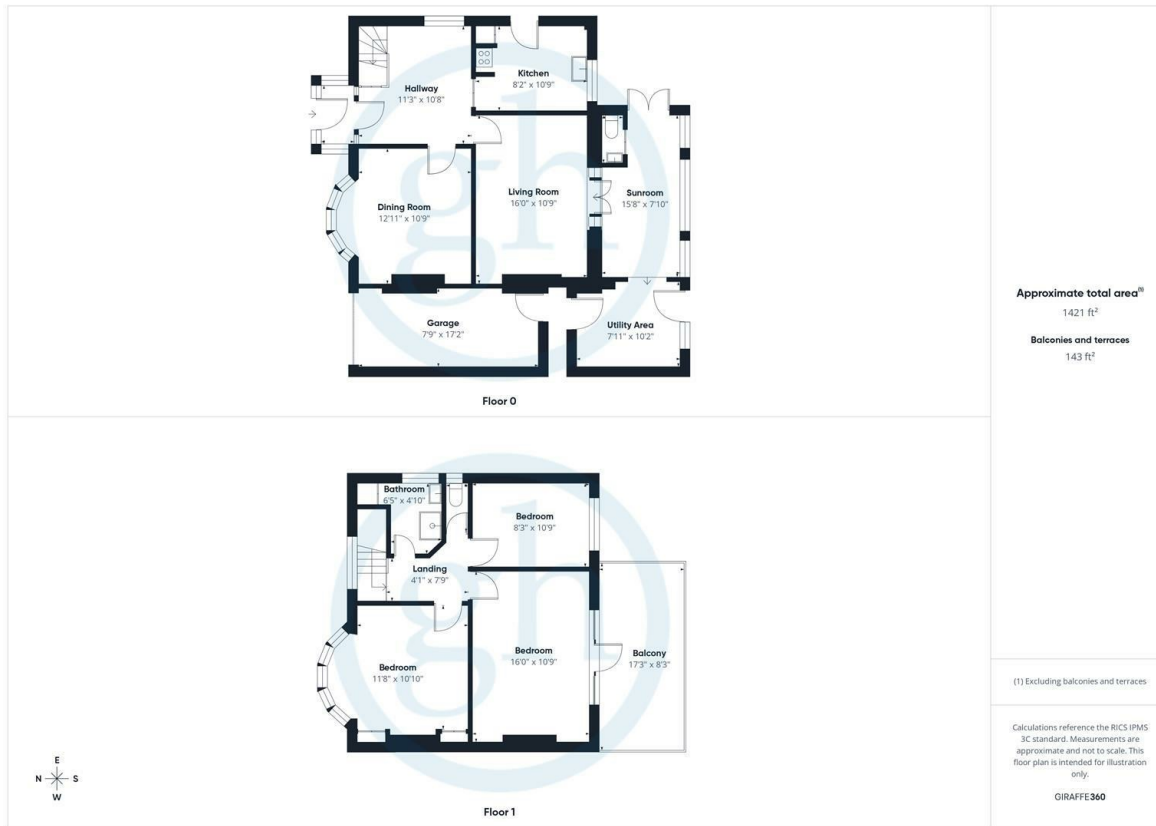
Ruislip Manor (0.3 Miles) - Metropolitan/Piccadilly  
Ruislip (0.7 Miles) - Metropolitan/Piccadilly  
West Ruislip (1.8 Miles) - Central Line

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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>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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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