



Pembroke Road, Ruislip, HA4 8NE



NO UPPER CHAIN. Situated in a superb and highly convenient location, this detached bungalow offers a huge amount of POTENTIAL for the new owner to put their own stamp on with extension options subject to the usual planning constraints. In need of full modernisation this property briefly comprises; two double bedrooms, living room, kitchen and bathroom with a separate wc. The property benefits from private rear garden, off street parking and garage via drive. Located on Pembroke Road, this property enjoys splendid access to local amenities, all of them just a short walk away. Ruislip High Street, Ruislip and West Ruislip train stations offering access to the Metropolitan, Piccadilly and Central Lines as well as Overland Rail, all within a short distance making this one of the most conveniently positioned bungalows in the area.





### ENTRANCE HALL

Side aspect entrance hall, hatch to loft space, radiator, doors to:

### LIVING ROOM

Wooden flooring, rear aspect double doors to:

### CONSERVATORY

Side aspect door to rear garden x 2.

### KITCHEN

Rear aspect double glazed frosted window, side aspect window, stainless steel sink with drainer, side aspect door to rear garden, storage cupboard, wall mounted boiler.

### BEDROOM ONE

Front aspect double glazed part bay window, wooden flooring, feature fireplace, radiator.

### BEDROOM TWO

Front aspect double glazed part bay window, wooden flooring, feature fireplace, radiator.

### BATHROOM

Side aspect double glazed frosted window, part tiled walls, panel enclosed bath with mixer taps, pedestal wash hand basin, radiator.

### SEPARATE WC

Side aspect double glazed frosted window, low level wc, radiator.

### REAR PORCH

Side aspect window, side aspect door to rear garden, wooden flooring.

### FRONT

Off street parking, laid to lawn.

### REAR GARDEN

Laid to lawn, side access, panel enclosed fence.

### GARAGE

Front aspect double doors, rear aspect door to rear garden.

### COUNCIL TAX

London Borough of Hillingdon - Band E - £2,500.01

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

### DISTANCE TO STATIONS

Ruislip (0.2 mi) - Metropolitan Line  
Ruislip Manor (0.2 mi) - Metropolitan Line  
West Ruislip (0.9 mi) - Central Line



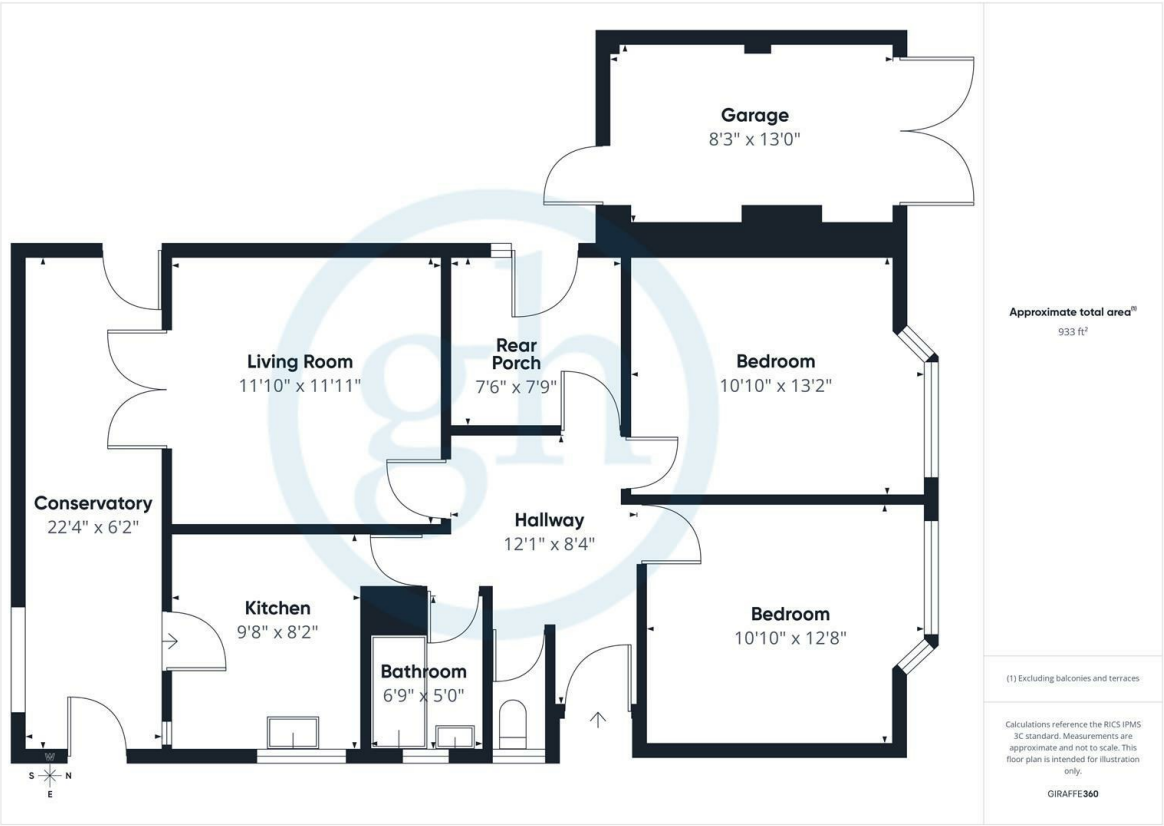
92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

[sales@gibsonhoney.co.uk](mailto:sales@gibsonhoney.co.uk)

[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)





| 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<br>2002/91/EC |



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.