

Parkfield Crescent, Ruislip, HA4 0RD

£495,000

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NO UPPER CHAIN. Gibson Honey is proud to present this semi-detached home on Parkfield Crescent. Set in this popular and convenient location this spacious property is in need of modernisation and briefly comprises : Two good size bedrooms, living room, dining room, kitchen, conservatory, private garden and bathroom suite. The property benefits include : Double glazing, gas central heating, ample storage space, private rear garden, rear garage and off street parking for two vehicles.

Ideally positioned just moments from the area's shopping and transport facilities (BR/Central/Metropolitan/Piccadilly lines accessible locally). For the motorist the A40/M40 are just a short drive away providing swift and easy access into Central London and the Home Counties. For families the property is ideally located within the catchment areas of the local highly regarded schools and is just a short stroll to the local parks. It is also ideally located for the new 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema.







ENTRANCE PORCH
Side aspect double glazed frosted glass windows, front aspect double glazed frosted glass window, laminate flooring.

ENTRANCE HALL
Side aspect double glazed frosted glass window, radiator, understairs storage cupboard, stairs to first floor landing

LIVING ROOM
Front aspect double glazed window, radiator, wood flooring, feature fireplace, coved ceiling

DINING ROOM
Wood flooring, coved ceiling

KITCHEN
Side aspect double glazed window, tiled flooring, part tiled walls, a range of base and eye level units, extractor hood, stainless steel sink with drainer, space for appliances.



CONSERVATORY
Wood flooring, door to dining room, Rear and side aspect double glazed windows surrounding.

FIRST FLOOR LANDING
Side aspect double glazed frosted glass window, access to loft hatch, doors to:

BEDROOM ONE
Front aspect double glazed window, built in wardrobes, radiator

FAMILY BATHROOM
Side aspect double glazed frosted glass window, tiled flooring, tiled walls, low level wc, vanity unit incorporating wash hand basin, standing shower cubicle with rainfall shower, heated towel rail.

BEDROOM TWO
Rear aspect double glazed window, radiator, built in wardrobes

GARDEN
Patio area, mainly laid to lawn, storage shed, panel enclosed fence

GARAGE
Up and over door, lighting

COUNCIL TAX
London Borough of Hillingdon - Band D - £2,045.46

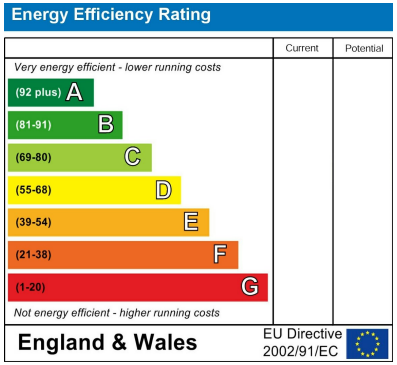
N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS
South Ruislip (0.8 Mi) - Central Line
Eastcote (0.9 Mi) - Metropolitan/Piccadilly

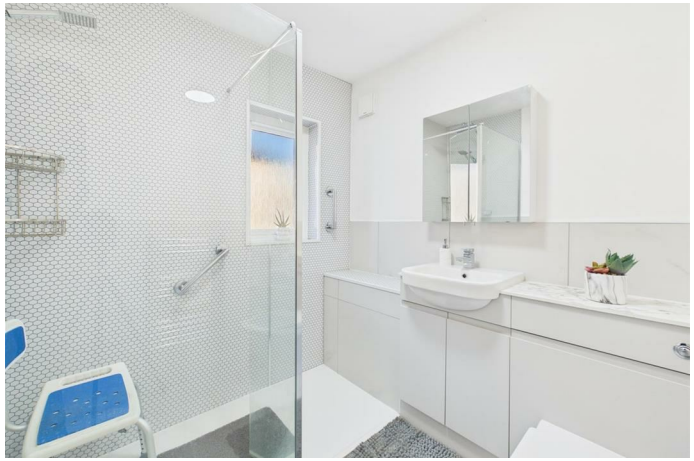
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