

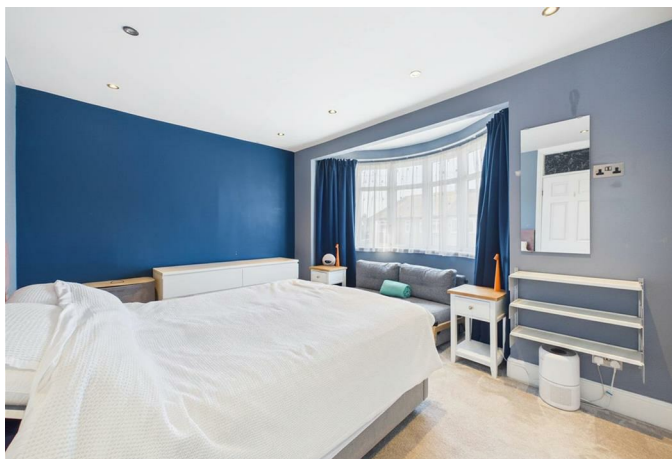


Shaldon Drive, Ruislip, HA4 0UJ



Gibson Honey is proud to market this exceptionally well presented two bedroom, one bathroom home. Set in this peaceful location, this versatile residence briefly comprises: a bay fronted reception room and an exceptionally appointed fitted kitchen/dining room. The first floor is comprised of a master bedroom, a further double bedroom and a modern family bathroom. The property benefits include: good size rear garden, lovely patio area, and rear garage.

This property is set close to South Ruislip's and Ruislip Manor's amenities including rail links (Chiltern/Central/Metropolitan/Piccadilly) and local schools such as Ruislip High & Deansfield. It is also ideally located for the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema. The A40 is within striking distance offering swift and easy access to both London and the Home Counties. For families there are a number of parks a short walk away.



## ENTRANCE PORCH

Front aspect double glazed door, downlighting, door to:

## ENTRANCE HALL

Front aspect door, radiator, downlighting, stairs to first floor landing, door to:

## LIVING ROOM

Front aspect double glazed bay window, radiator, under stair storage cupboard, downlighting, leading to:

## KITCHEN/DINER

Rear aspect double glazed door to rear garden, rear aspect double glazed window, wall mounted radiator, a range of base and eye level units, Neff four ring gas hob with extractor hood, stainless steel sink with drainer, tiled flooring, downlighting, integrated Neff appliances including oven and microwave, space for dishwasher, fridge freezer and washing machine, under floor heating, cupboard housing wall mounted Vaillant boiler.



## FIRST FLOOR LANDING

Downlighting, hatch to loft space, doors to:

## BEDROOM ONE

Front aspect double glazed bay window, radiator, downlighting, radiator, built in wardrobes, uplighting.

## BEDROOM TWO

Rear aspect double glazed window, radiator, downlighting.

## BATHROOM

Rear aspect double glazed frosted window, tiled walls, tiled flooring, panel enclosed bath with mixer taps and shower attachment as well as wall mounted shower, wall mounted wash hand basin, low level wc, downlighting, heated towel rail, under floor heating, light up wall mounted mirrored cabinet.

## REAR GARDEN

Panel enclosed fence, patio area, mainly laid to lawn.

## GARAGE

Up and over door, power and lighting, rear access.

## 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 (0.7Miles) - Central line/Chiltern line  
Ruislip Gardens (1 Mile) - Central line  
Ruislip Manor (1.3 Miles) - Metropolitan/Piccadilly.

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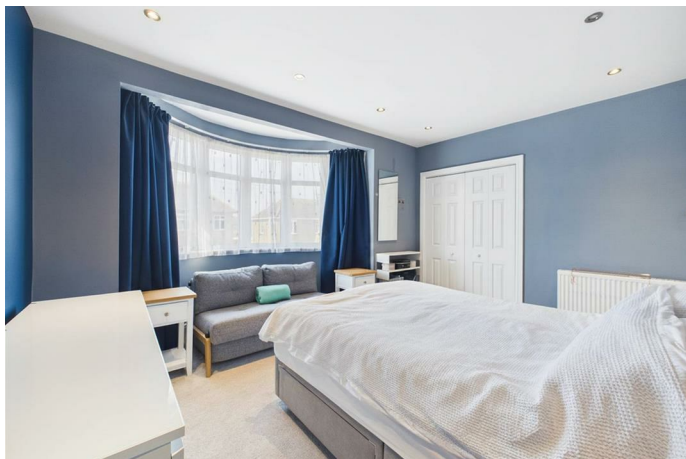
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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