



Hill Rise, Ruislip, HA4 7JN



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We are delighted to be instructed on this extended three bedroom detached bungalow set in this peaceful location in North Ruislip and conveniently positioned close to Ruislip High Street. This property has recently been renovated including being newly painted (internally and externally) as well as new carpets throughout. Offered in superb condition throughout, this welcoming bungalow briefly comprises: Spacious living room leading to the kitchen/breakfast room, three good size bedrooms and modern bathroom suite. The property benefits off street parking via new resin driveway, double glazing, gas central heating, large garden shed, newly installed CCTV all around the property, and further potential to extend into the loft subject to the usual planning constraints. Set in this quiet no through road being a short walk into Ruislip High Street with its shops, bars and restaurants and Metropolitan/Piccadilly line tube station. West Ruislip Central line and British Rail station is also within easy walking distance.



ENTRANCE HALL

Side aspect double glazed stained glass door, vinyl flooring, radiator, loft access, doors to:

LIVING ROOM

Feature fireplace, radiator, side aspect stained glass leaded light windows, coved ceiling, through to:

KITCHEN/DINER

Rear aspect double glazed window, rear aspect double glazed bi-fold doors to rear garden, radiator, a range of base and eye level units, integrated oven, 5 ring gas hob with extractor hood over, one and a half stainless steel inset sink, storage cupboard housing wall mounted combination boiler, newly fitted air conditioning which doubles up as a heater.

BEDROOM ONE

Front aspect double glazed window, free-standing wardrobe (included in price), radiator.

BEDROOM TWO

Front aspect double glazed bay window, radiator.

BEDROOM THREE

Side aspect double glazed window, radiator.

BATHROOM

Side aspect double glazed frosted window, tiled walls, stand in shower cubicle, heated towel rail, vanity unit incorporating wash hand basin, low level wc.

FRONT

Off street car parking for at least two vehicles and new resin bound driveway and side way which has recently been installed.

REAR GARDEN

Newly fitted astro turf, decking area (recently painted), panel enclosed fence (recently painted), large garden shed (recently painted), summer house (recently painted).

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

West Ruislip (0.3 miles)
Central/Chiltern Ruislip (0.6 miles)
Metropolitan/Piccadilly Ickenham (0.9 miles)
Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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