Sidmouth Drive, Ruislip, HA4 0BY

£525,000

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Gibson Honey are delighted to present to the market this lovely two bed terraced home. This spacious property briefly comprises: Through lounge, modern fitted kitchen with a range of integrated appliances, sunroom, two double bedrooms, and a modern bathroom suite. The property benefits include: private rear garden, off street parking, double glazing, gas central heating, and rear garage.

Set in this popular location within walking distance of Ruislip High Street, Ruislip Manor and Ruislip Gardens, the property is ideally located for a number of local schools including Sacred Heart, Ladybankes and Ruislip High. Equidistant to an array of train stations including Ruislip Gardens and Ruislip Manor (Central/Piccadilly/Metropolitan) and conveniently located for the A40/M40/M25 offering access into London and the Home Counties.

ENTRANCE HALL
Frost aspect double glazed frosted glass door, rear aspect frosted glass window, radiator, coved ceiling, under stair storage cupboard.

THROUGH LOUNGE
Front aspect double glazed suntrap style bay window, coved ceiling, feature fireplace, radiator, rear aspect door to sunroom

KITCHEN/ BREAKFAST ROOM
Rear aspect double glazed window, part tiled walls, laminate flooring, radiator, a range of base and eye level units, various integrated appliances, four ring gas hob with extractor hood, sink with drainer.

SUNROOM
Rear aspect double glazed door to garden, rear aspect double glazed windows, coved ceiling, laminate flooring.

FIRST FLOOR LANDING
Coved ceiling, access to loft hatch, storage cupboard, doors to:

BEDROOM ONE
Front aspect double glazed suntrap style bay window, front aspect double glazed window, built in wardrobes, radiator, coved ceiling.

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

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

GARDEN
Panel enclosed fence, shed, garage, patio area.

GARAGE
Up and over door, side aspect window.

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
Ruislip Gardens (0.3 Miles) - Central line
Ruislip Manor (0.6 Miles) - Metropolitan/Piccadilly

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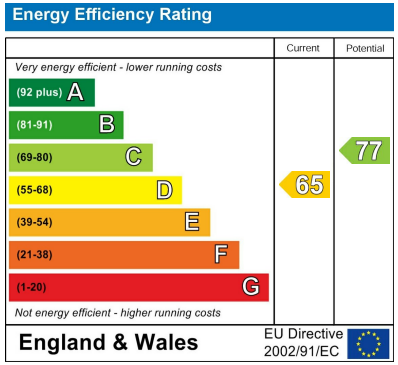

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