



Hatherleigh Road, Ruislip, HA4 6AU
£625,000

Situated in a popular residential location, this three-bedroom end-of-terrace home offers spacious accommodation and the added benefit of a side garage. The property features a through lounge/diner, kitchen, downstairs WC, three well-proportioned bedrooms, and a family bathroom. Further benefits include a private rear garden, off-street parking, and excellent potential to extend or convert the garage, subject to the usual planning permissions.

This sought-after location puts you a few moments away from Ruislip Manor's vibrant high street, brimming with shops, cafes, and restaurants. Convenient transportation options abound, with the Metropolitan and Piccadilly tube lines whisking you into central London in a flash. It is also close by to Ruislip Gardens parade where you can find the Central Line. The A40/Western Avenue is your gateway to exploring the city and surrounding Home Counties.



ENTRANCE HALL

Front aspect front door, radiator, under-stair storage cupboard, doors to:

LIVING AREA

Front aspect double glazed suntrap-style window, radiator, coved ceiling, picture rail.

DINING AREA

Rear aspect double glazed double doors to garden, coved ceiling, picture rail, radiator

KITCHEN

Rear aspect double glazed door, rear aspect double glazed window, part tiled walls, a range of base and eye level units, coved ceiling, downlighting, stainless steel sink and a half with drainer, room for various appliances, extractor hood .



DOWNSTAIRS WC

Side aspect double glazed frosted glass window, pedestal wash hand basin, low level wc

GARAGE

LANDING

Side aspect double glazed frosted glass windows, access to loft hatch, doors to:

BEDROOM ONE

Front aspect double glazed suntrap-style window, radiator.

BATHROOM

Rear aspect double glazed frosted glass window, tile enclosed bath with mixer taps and wall mounted shower attachment, vanity unit incorporating wash hand basin, low level w/c, radiator, tiled walls.

BEDROOM TWO

Rear aspect double glazed window, laminate flooring, radiator, built in wardrobes

BEDROOM THREE

Front aspect double glazed window, radiator.

GARDEN

Patio area, panel enclosed fence, mainly laid to lawn.

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 Manor (0.6 Miles) -

Metropolitan/Piccadilly

Ruislip (1.0 mi) -

Metropolitan/Piccadilly

Ruislip Gardens (0.6 Miles) -

Central Line

73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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