



Columbia Avenue, Ruislip, HA4 9SU  
£525,000





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NO UPPER CHAIN. Gibson Honey are delighted to present to the market this well proportioned terraced family home. Set in this ever popular location within easy reach of the local amenities, this ideal first time purchase briefly comprises: Two double bedrooms, a third bedroom/ study, spacious living/dining room, fitted kitchen, and a modern bathroom suite. Other benefits include gas central heating, downstairs cloakroom, private rear garden & off street parking. This property is ideally situated for both Ruislip Manor and Eastcote's extensive High Streets which offer a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). The A40/M40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.



## ENTRANCE HALL

Front aspect double glazed frosted glass door, laminate effect flooring, radiator

## LIVING ROOM

Rear aspect double glazed double doors, rear aspect double glazed windows, radiator, coved ceiling, under-stair storage cupboard

## KITCHEN

Front aspect double glazed window, extractor hood, range of base and eye level units, boiler, stainless steel sink with drying rack, part tiled walls, laminate effect flooring room for appliances such as: washing machine, fridge-freezer, oven,

## DOWNSTAIRS W/C

Tiled walls, laminate effect flooring, heated towel rail, low level w/c, vanity unit incorporating wash hand basin

## LANDING

Access to loft hatch, doors to:

## BEDROOM ONE

Front aspect double glazed leaded light windows, built in wardrobes and storage cupboard, radiator

## BEDROOM TWO

Rear aspect double glazed window, radiator

## BATHROOM

Part tiled walls, tiled flooring, vanity unit incorporating wash hand basin, panel enclosed bath with mixer tap and wall mounted shower, radiator, low level w/c

## GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, garden shed

## 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

Eastcote (0.2 Miles) -

Metropolitan/Piccadilly  
Ruislip Manor (0.7 Miles) -  
Metropolitan/Piccadilly



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

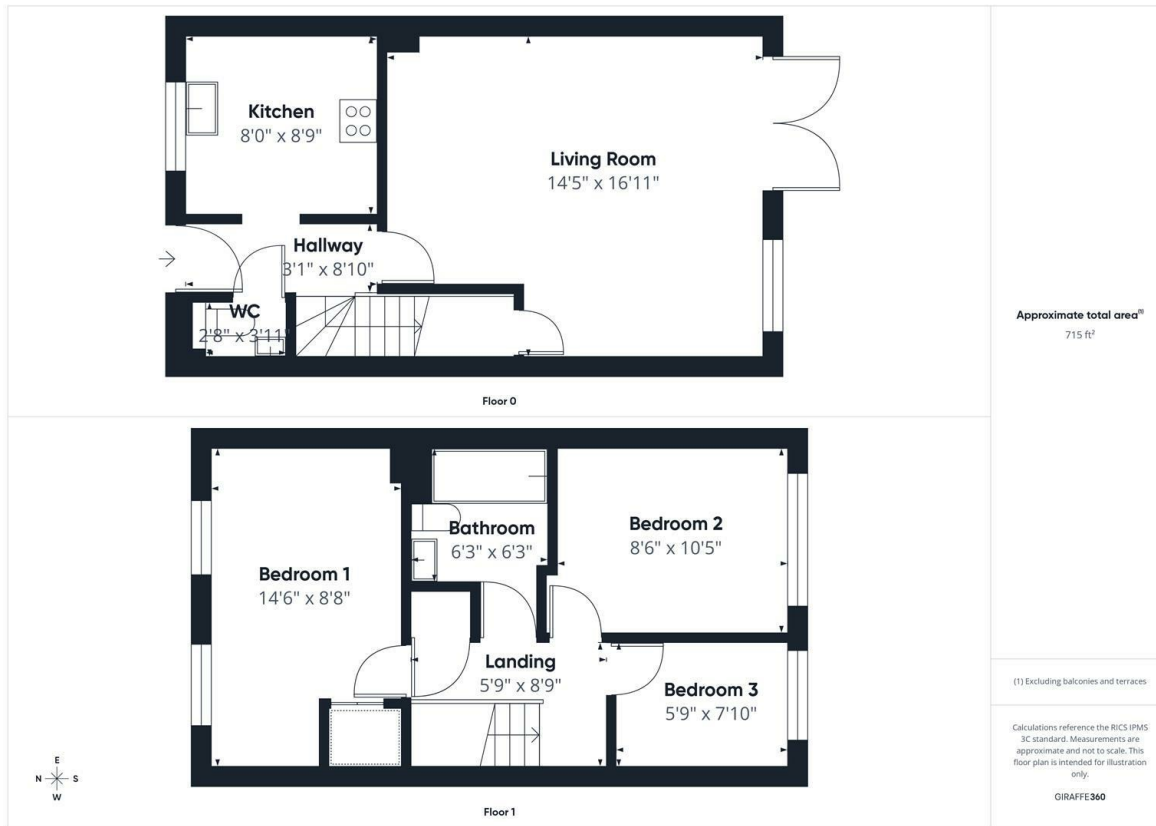
T: 01895 699077

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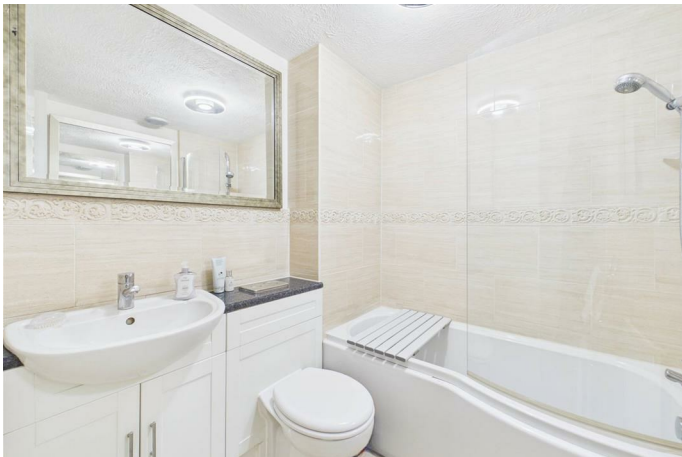
[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)



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