



Cornwall Road, Ruislip, HA4 6AJ

£750,000

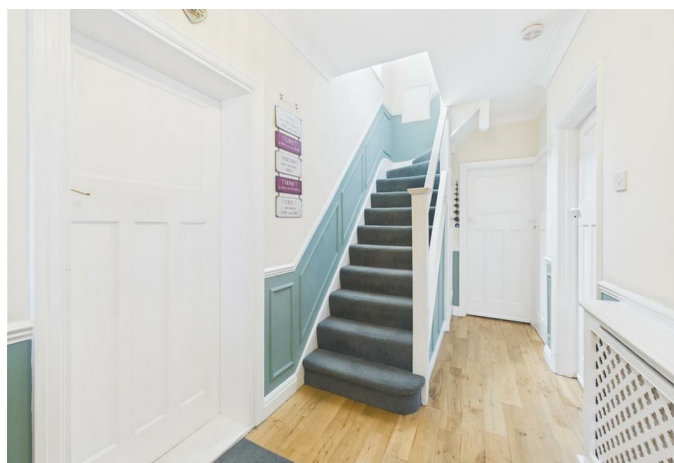


[gibsonhoney](https://www.gibsonhoney.co.uk)

Gibson Honey are delighted to present to the market this beautiful end of terrace four bedroom home. Situated in this extremely popular location, the property briefly comprises: Through lounge/dining room, a large kitchen/ breakfast room, four good size bedrooms, downstairs cloakroom, office space and a modern family bathroom. The property benefits include: gas central heating, double glazing, rear garage, rear garden and off street parking.

The home is perfectly positioned for excellent transport links. The Metropolitan and Piccadilly Line Station at Ruislip Manor is just a short walk away, offering quick connections to central London. Plus, Ruislip Gardens Station on the Central Line is also nearby, providing additional travel options.

Overall, this delightful property offers a perfect blend of style, comfort, and functionality for families. Don't miss out on this fantastic opportunity!



ENTRANCE PORCH

Front aspect double glazed frosted windows, front aspect double glazed frosted entrance door, storage cupboard, coved ceiling, door to:

ENTRANCE HALL

Front aspect stained glass frosted entrance door, front aspect stained glass frosted windows, oak wooden flooring, radiator, stairs to first floor landing, under stair storage cupboard, doors to:

LIVING ROOM

Front aspect double glazed bay window, oak wood flooring, radiator, coved ceiling, downlighting, leading to:

DINING AREA

Oak wooden flooring, radiator, coved ceiling, downlighting, rear aspect double glazed sliding door to:

OFFICE

Rear aspect double glazed window, oak wood flooring, coved ceiling, downlighting, door to:

HALLWAY

Rear aspect double glazed window, side aspect double glazed door to rear garden, oak wooden flooring, coved ceiling, downlighting, door to:

DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, oak wooden flooring, coved ceiling, low level wc, wall mounted wash hand basin, radiator.

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed windows, rear aspect double glazed door to rear garden, wooden flooring, radiator, coved ceiling, downlighting, wall mounted boiler, breakfast bar, a range of base and eye level units, stainless steel sink with drainer, space for appliances including: double oven with six gas hob rings and extractor hood, washing machine, fridge freezer and dishwasher.

BEDROOM THREE

Front aspect double glazed window, oak wooden flooring, coved ceiling, downlighting, radiator, built in wardrobes.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, storage cupboard, coved ceiling, radiator, doors to:

BEDROOM ONE

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

BEDROOM TWO

Rear aspect double glazed window, hatch to loft space, coved ceiling, downlighting, radiator, built in wardrobes.

BEDROOM FOUR

Front aspect double glazed window, wooden flooring, coved ceiling, fitted wardrobes.

BATHROOM

Rear aspect double glazed frosted window, tiled flooring, tiled walls, downlighting, shower cubicle with shower attachment and mixer taps, tiled enclosed bath with shower attachment and mixer taps, low level wc, radiator, heated towel rail.

FRONT

Off street parking for two cars.

REAR GARDEN

Patio area, laid to lawn, panel enclosed fence, access to service road, door to:

GARAGE

Power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,500.01

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Ruislip Manor (0.4 Miles) - Metropolitan/Piccadilly.
Ruislip Gardens (0.6 Miles) - Central line.
Ruislip (0.8 Miles) - Metropolitan/Piccadilly.



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

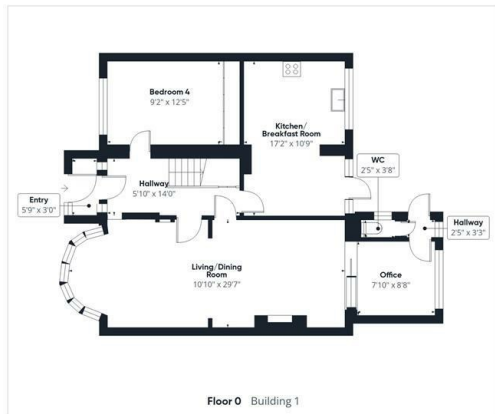
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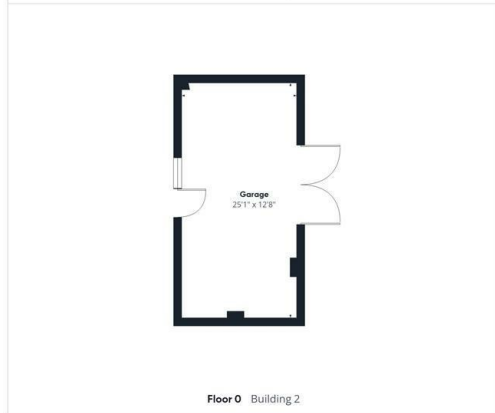
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Approximate total area[®]
1586 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

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



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