



Lynmouth Drive, Ruislip, HA4 9BY  
£500,000





gibsonhoney

Set in this popular location, this charming suntrap style terraced home presents the perfect opportunity for growing families. Ready to move into and with further potential to extend subject to the usual planning constraints this property briefly comprises: Bay fronted lounge, separate dining room, modern kitchen, two good size bedrooms and bathroom suite. The benefits include: double glazing, gas central heating, private rear garden and garage to rear. 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. The A40/Western Avenue is your gateway to exploring the city and surrounding Home Counties.



## ENTRANCE HALL

Front aspect door, stairs to first floor landing, radiator, doors to

## LOUNGE

Front aspect double glazed bay window, radiator.

## DINING ROOM

Rear aspect double glazed door to rear garden, rear aspect double glazed window, radiator.

## KITCHEN

Rear aspect double glazed window, range of base and eye level units, stainless steel sink and drainer, cupboard housing boiler, stainless steel sink and drainer, gas hob and electric oven with extractor over, part tiled walls.

## LANDING

Hatch to loft space, doors to:

## BEDROOM ONE

Front aspect double glazed bay window, radiator.

## BEDROOM TWO

Rear aspect double glazed window, radiator, built in cupboard.

## BATHROOM

Rear aspect double glazed frosted window, heated towel rail, low level wc, pedestal wash hand basin, stand in shower cubicle.

## REAR GARDEN

Patio area, mainly laid to lawn.

## GARAGE

To rear with lighting.

## 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 (0.7 miles) -  
Metropolitan/Piccadilly  
Ruislip Gardens (0.8 miles) -  
Central line

South Ruislip (1.1 miles) -  
Central/Chiltern Railways  
Ruislip (1.2 miles) -  
Metropolitan/Piccadilly



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

T: 01895 699077

[ruislipmanor@gibsonhoney.co.uk](mailto:ruislipmanor@gibsonhoney.co.uk)

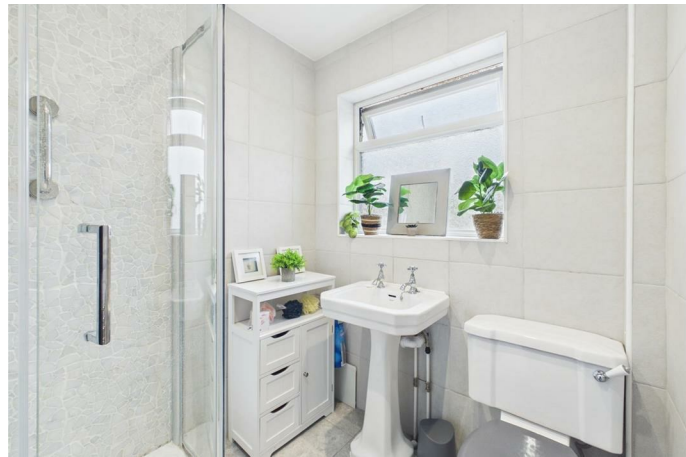
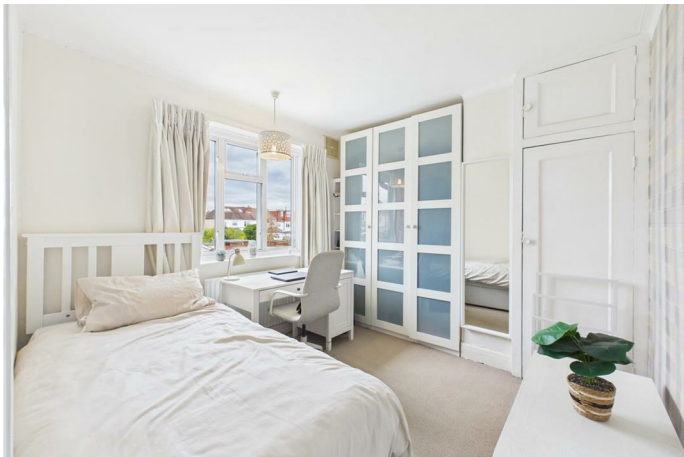
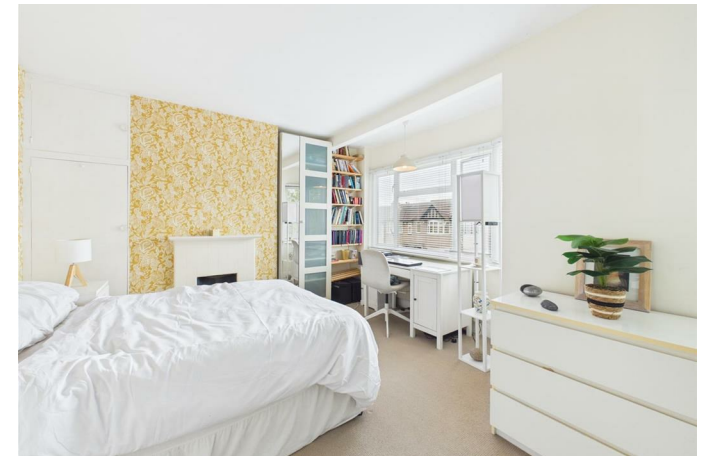
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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