



Arlington Drive, Ruislip, HA4 7RL  
£780,000



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NO UPPER CHAIN. We are pleased to present to the market this well proportioned detached bungalow offering a huge amount of potential subject to the usual planning constraints. In need of some modernisation, this property briefly comprises; welcoming entrance hall, three bedrooms, living room which leads to the conservatory, fitted kitchen, bathroom suite with separate wc and a beautifully presented larger than average private rear garden. The property benefits from off street parking, garage via drive and gas central heating. Located on the highly sought-after Arlington Drive, this property is set in the heart of North Ruislip approximately three quarters of a mile from Ruislip's extensive amenities which offers a good range of local shops, bus routes, restaurants & rail links (Met & Piccadilly - Ruislip) (Central Line & overground - West Ruislip). Schools in the local vicinity include WhiteHeath School, B.W.I., Bishop Ramsey, Haydon, Warrender and the property is also within easy reach of Kings College playing fields, Pinn Fields, Park woods & St Martins Church.



## ENTRANCE HALL

Front aspect double glazed frosted leaded light door, front aspect frosted leaded light window, side aspect double glazed leaded light window, radiator, parquet flooring, loft access, doors to:

## LIVING ROOM

Feature fireplace, radiator, coved ceiling, rear aspect double glazed door to:

## CONSERVATORY

Rear aspect double glazed door to rear garden, dual aspect double glazed windows, skylight.

## KITCHEN

Dual aspect double glazed windows, side aspect double glazed frosted door to garden, part tiled walls, radiator, stainless steel sink with mixer tap and drainer, a range of base and eye level

units, four gas ring hob, wall mounted boiler, space for appliances including oven, washing machine and fridge freezer.

## SHOWER ROOM

Side aspect double glazed frosted window, shower cubicle with shower head attachments and mixer taps, wall mounted wash hand basin with mixer taps, part tiled walls, tiled flooring, heated towel rail.

## SEPERATE WC

Low level WC.

## BEDROOM ONE

Front aspect double glazed window, radiator.

## BEDROOM TWO

Side aspect double glazed window, radiator.

## BEDROOM THREE

Side aspect double glazed frosted window.

## FRONT

Mainly laid to lawn, off street parking.

## REAR GARDEN

Patio area, mainly laid to lawn, side access, door to:

## GARAGE

Rear aspect window, up and over door, power and lighting.

## COUNCIL TAX

London Borough of Hillingdon - Band F - £2,954.55

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

## DISTANCE TO STATIONS

West Ruislip (1.3 Miles) - Central/Chiltern Railways  
Ruislip (1.4 Miles) - Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

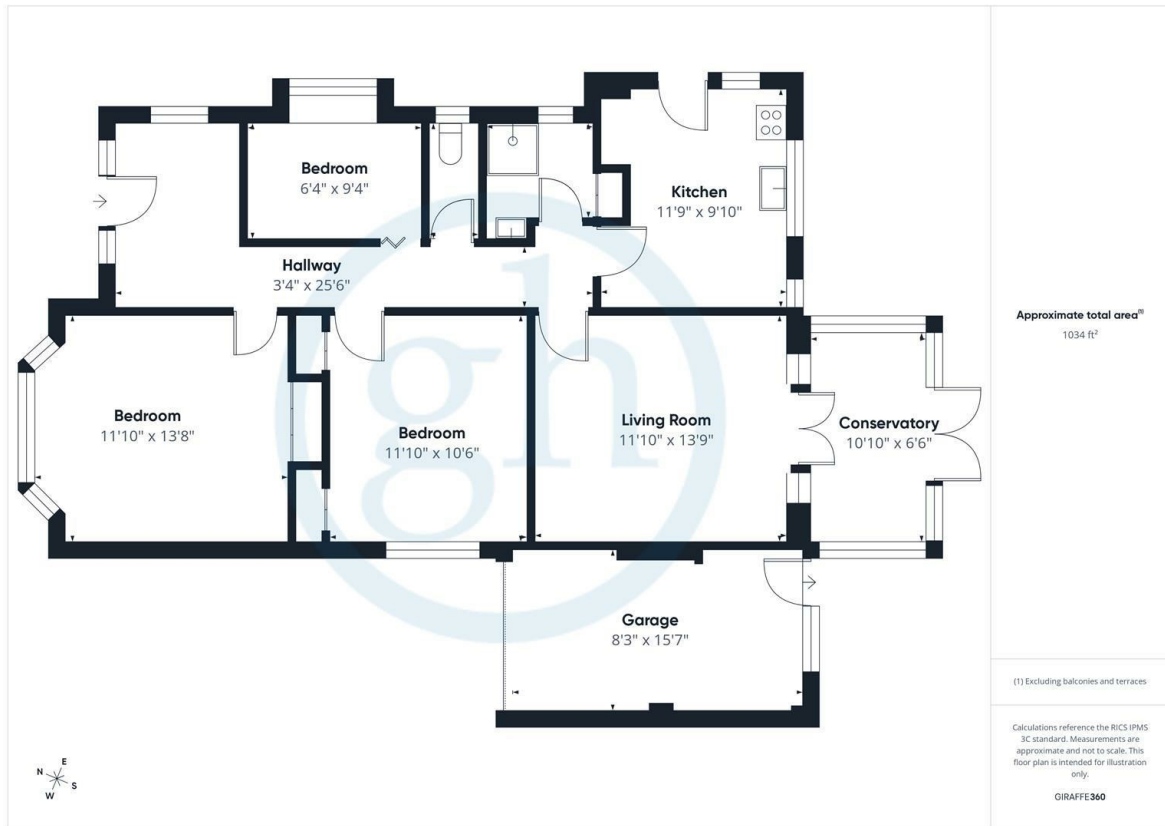
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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