



Cornwall Road, Ruislip, HA4 6AP
£550,000



NO UPPER CHAIN. Gibson Honey are delighted to present to the market this spacious and well proportioned three bedroom terraced home in need of modernisation. The property briefly comprises: good size living/ dining room, kitchen, an additional reception room, bathroom, spacious master bedroom, a large rear double garage, ample storage space, and private rear garden. Set in the heart of Ruislip Manor, this 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.



ENTRANCE HALL

Front aspect stained glass leaded light windows, front aspect door, picture rail, radiator.

LIVING ROOM

Frost aspect double glazed bay window, radiator, coved ceiling.

DINING ROOM

Rear aspect double glazed double doors, rear aspect double glazed windows, radiator.

KITCHEN

Rear aspect double glazed frosted glass door to garden, rear aspect double glazed window, tiled flooring, part tiled walls, a range of base and eye level units, stainless steel sink with mixer taps and drainer, boiler.

FIRST FLOOR LANDING

Access to loft hatch, radiator, picture rail.

BEDROOM ONE

Front aspect double glazed bay window, radiator, picture rail, built in storage cupboard,

BEDROOM TWO

Rear aspect double glazed window, radiator, built in wardrobe, picture rail.

BEDROOM THREE

Front aspect double glazed bay window, radiator, picture rail.

BATHROOM

Rear aspect double glazed frost glass windows, part tiled walls, pedestal wash hand basin, panel enclosed bath with wall mounted shower attachment, laminate flooring, radiator.

W/C

Rear aspect double glazed frosted glass window, tiled flooring, low level wc

GARDEN

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

REAR DOUBLE GARAGE

To rear.

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 (0.2 Miles) - Metropolitan/ Piccadilly
Ruislip Gardens (0.8 Miles) - Central Line



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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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