



Victoria Road, Ruislip, HA4 0DR
£625,000



NO UPPER CHAIN. We are pleased to present to the market this beautifully appointed three bedroom, end of terrace home. This well presented property briefly comprises: Three good double bedrooms, bay fronted living room, downstairs bathroom, open planned through lounge/diner, with a vast homely kitchen and modern family bathroom. The property benefits include: Double glazing, gas central heating, off street parking, and a sizable private rear garden.

Set in this popular location within walking distance of Ruislip High Street, Ruislip Manor and Ruislip Gardens, the property is ideally located for a number of local schools including St Swithun Wells, Ladybankes and Ruislip High which have all recently been classed as Outstanding. Equidistant to an array of train stations including Ruislip Gardens, South Ruislip & Ruislip Manor (Central/Piccadilly/Metropolitan) and conveniently located for the A40/M40/M25 offering access into London and the Home Counties.



ENTRANCE PORCH

Front aspect double glazed frosted glass door, front aspect double glazed window, tiled flooring.

ENTRANCE HALL

Front aspect double glazed frosted glass window, wood flooring, coved ceiling, radiator, downlighting

LIVING ROOM

Front aspect double glazed bay window, vertical radiator, wood flooring, coved ceiling.

DOWNSTAIRS BATHROOM

Tiled flooring, tiled walls, downlighting, low level wc, standing shower cubicle, wall mounted wash hand basin.

RECEPTION ROOM

Wood flooring, vertical radiator, coved ceiling.

KITCHEN/ DINER

Rear aspect double glazed window, rear aspect double glazed double doors, rear aspect double glazed velux windows, downlighting, a range of base and eye level units, coved ceiling, stainless steel sink with drainer, 5 ring gas hob with extractor hood, a range of integrated appliances, including American fridge freezer, tiled flooring, vertical radiator.

FIRST FLOOR LANDING

Coved ceiling, access to loft hatch, doors to:

BEDROOM ONE

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

FAMILY BATHROOM

Rear aspect double glazed frosted glass windows, panel enclosed bath with shower attachment, rainfall shower, vanity unit incorporating wash hand basin, low lever wc, heated towel rail, tiled flooring, tiled walls, downlighting.

BEDROOM TWO

Rear aspect double glazed

window, coved ceiling, radiator, storage cupboard.

BEDROOM THREE

Front aspect double glazed window, coved ceiling, radiator

GARDEN

Panel enclosed fence, patio area, laid to lawn

DOUBLE GARAGE

Front aspect windows, up and over door, power

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

South Ruislip (0.5 Miles) - Central line/Chiltern line
Ruislip Gardens (0.5 Miles) - Central line
Ruislip Manor (0.8 Miles) - Metropolitan/Piccadilly.



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