



Brackenbridge Drive, Ruislip, HA4 0LZ

£575,000



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Gibson Honey is proud to present this large Semi Detached home set in this highly popular location. Having plenty of potential to personalise and extend (subject to the usual planning constraints), this property briefly comprises: Three good size bedrooms, through lounge diner, spacious kitchen and bathroom suite. The benefits include: downstairs cloakroom, double glazing, gas central heating, larger than average rear garden and ample off street parking. Peacefully set just moments from the area's variety of shopping and transport facilities (BR/Central/Metropolitan/Piccadilly lines). For the motorist the A40/M40 are just a short drive away providing swift and easy access into Central London and the Home Counties. The property is also ideally located within the catchment areas of a selection of highly regarded local schools. It is also close to the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema.



## ENTRANCE PORCH

Front aspect front door, rear aspect door leading to garden, side aspect double glazed frosted glass door leading to:

## ENTRANCE HALL

Storage cupboard housing meters, radiator, stairs to first floor landing, doors to:

## THROUGH LOUNGE/ DINER

Front aspect double glazed windows, radiator x2, feature fireplace, rear aspect double glazed door to garden.

## KITCHEN

Rear aspect double glazed window, a range of base and eye level units, part tiled walls, tiled flooring, stainless steel sink with drainer, room for appliances, boiler, side aspect door to garden.

## DOWNSTAIRS W/C

Front aspect double glazed frosted glass window, low level wc, radiator

## FIRST FLOOR LANDING

Side aspect double glazed window, access to loft hatch, doors to:

## BEDROOM ONE

Rear aspect double glazed window, radiator, storage cupboard

## FAMILY BATHROOM

Side aspect double glazed frosted glass window, radiator, wall mounted wash hand basin, tiled walls, low level wc, standing shower cubicle with wall mounted power shower

## BEDROOM TWO

Front aspect double glazed window, radiator, storage cupboard

## BEDROOM THREE

Rear aspect double glazed window, radiator, storage cupboard

## REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence

## 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

South Ruislip (0.6 Mi) - Central Line  
Eastcote (1.3 Mi) - Metropolitan/Piccadilly



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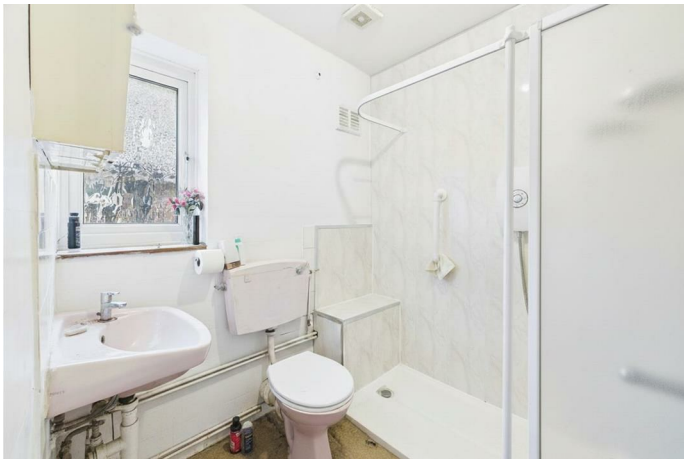
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



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