



Eversley Crescent, Ruislip, HA4 6DD
£825,000



Gibson Honey are delighted to bring to the market this beautifully presented and extended three bedroom Bowers built home. Offering bright, spacious and well appointed accommodation throughout, the property briefly comprises a welcoming entrance hallway, separate living room, impressive dining room leading through to the kitchen, contemporary family bathroom, utility room and downstairs shower room. Further benefits include gas central heating, double glazing, a beautifully landscaped private rear garden, off street parking, a garage via own drive and further potential to extend, subject to the usual planning consents.

Ideally situated just a short walk from Ruislip and Ruislip Manor High Streets, highly regarded schools, and Ruislip and Ruislip Manor Underground stations (Metropolitan and Piccadilly lines), the property is perfectly positioned for families and commuters alike. The home also offers convenient access to the A40, providing excellent links into Central London and the Home Counties. A wonderful home that successfully combines character, space and convenience.



ENTRANCE HALL

Front aspect door, front aspect double glazed frosted windows, radiator, stairs to first floor landing, doors to:

LIVING ROOM

Front aspect double glazed bay window, radiator.

DINING ROOM

Side aspect stained glass window, storage cupboards, log burner, radiator, leading to:

KITCHEN

Rear aspect double glazed window, rear aspect double glazed doors to rear garden, velux skylight, range of base and eye level units, breakfast bar, one and a half stainless steel sink and drainer, extractor hood, space for oven, door to:

UTILITY AREA

Rear aspect double glazed window, side aspect double glazed frosted door, base and eye level unit, spaces for appliances, door to:

DOWNSTAIRS SHOWER ROOM

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

LANDING

Side aspect stained glass window, hatch to loft space, doors to:

BEDROOM ONE

Front aspect double glazed bay window, full range of built in wardrobes.

BEDROOM TWO

Rear aspect double glazed window, radiator, full range of built in wardrobes.

BEDROOM THREE

Front aspect double glazed bay window, radiator.

BATHROOM

Rear aspect double glazed frosted windows, heated towel rail, vanity unit incorporating wash hand basin, panel enclosed bath, wall mounted shower.

SEPARATE WC

Side aspect double glazed frosted window, low level wc.

FRONT

Off street parking for several vehicles.

REAR GARDEN

A delightful, mature rear garden extending approximately 80ft, enjoying a high level of privacy and seclusion. Beautifully landscaped with a generous lawn, meandering pathway, established flower beds, ornamental shrubs and mature trees. To the rear is a further patio area creating an ideal spot for entertaining and relaxation. A particularly attractive feature of the property, offering a tranquil oasis rarely found in such a convenient residential location.

GARAGE

Via own drive. Rear aspect door, lighting, front up and over garage door.

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 (0.1 miles) - Metropolitan and Piccadilly Line
Ruislip Manor (0.4 miles) - Metropolitan and Piccadilly Line
West Ruislip (0.7 miles) - Central and Chiltern Line



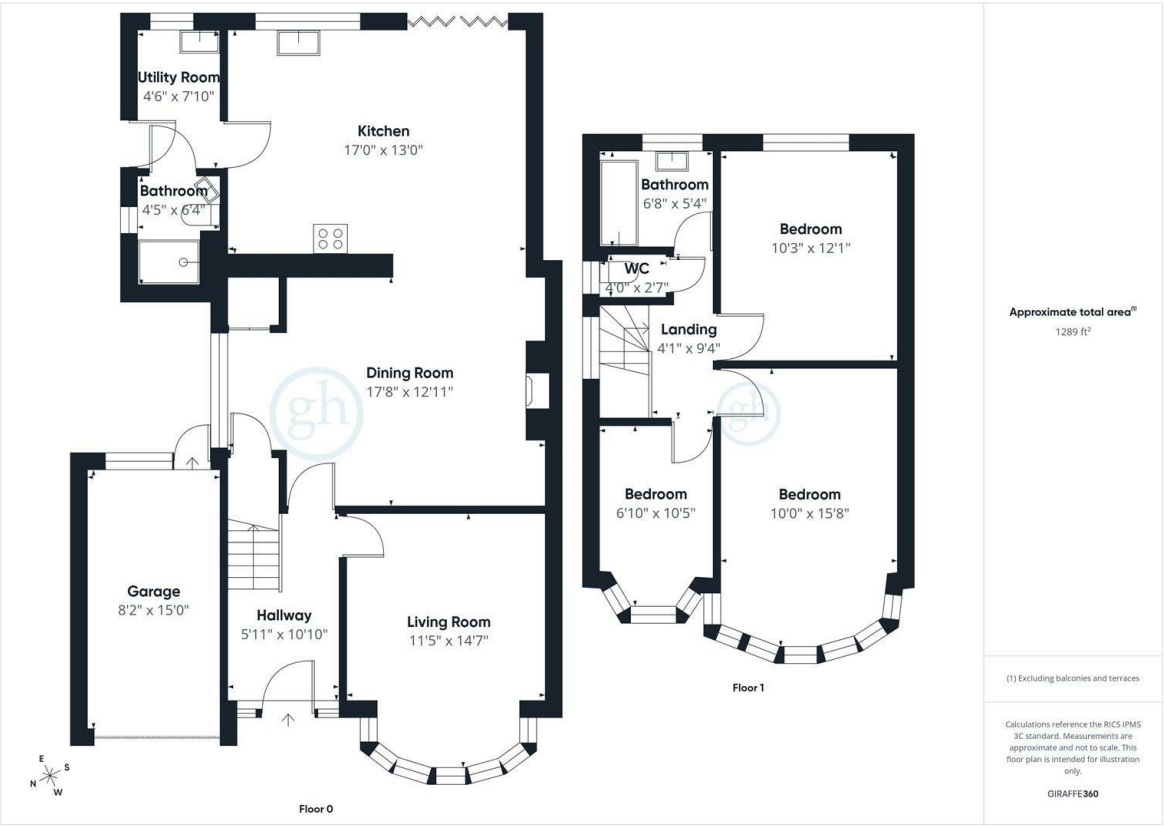
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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