



Linden Avenue, HA4 8UA
£600,000



Gibson Honey are delighted to present to the market this extended and larger than average terraced home. Situated in this highly convenient location this property briefly comprises: Three good size bedrooms, bay fronted lounge open planned with the dining room, spacious fitted kitchen and modern bathroom suite. The property benefits include: Double glazing, gas central heating, rear garden and off street parking. This property is set in the heart of Ruislip Manor and a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School and Ruislip High School. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE

Stairs to first floor landing, radiator, doors to:

LIVING ROOM/DINER

Front aspect double glazed bay window with shutters, feature fireplace, radiator x 2, cupboard under stairs.

KITCHEN

Rear aspect double glazed window, rear aspect double glazed

doors to rear garden, range of base and eye level units, inset sink with mixer taps, spaces for appliances, integrated double oven, induction hob with extractor over.

LANDING

Hatch to loft space, doors to:

BEDROOM ONE

Front aspect double glazed bay window with shutters, radiator, door to large built in wardrobe.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BEDROOM THREE

Rear aspect double glazed window, radiator.

BATHROOM

Extractor fan, stand in shower cubicle with wall mounted shower attachment and rainfall shower head, vanity unit incorporating wash hand basin, low level wc, heated towel rail, fully tiled walls.

FRONT

Off street parking.

REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, brick built garden shed.

COUNCIL TAX

London Borough of Hillingdon -
Band D - £2,045.46

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

DISTANCE FROM STATIONS

Ruislip Manor (0.3 Miles) -
Metropolitan/Piccadilly
Eastcote (0.5 Miles) -
Metropolitan/Piccadilly
Ruislip Gardens (1.2 Miles) -
Central line



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gibsonhoney



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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