Shaldon Drive, Ruislip, HA4 0UJ

£500,000

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CHAIN FREE. Gibson Honey is proud to market this well presented three bedroom, one bathroom home. Set in this peaceful location, this versatile residence briefly comprises: a suntrap bay fronted reception room, opening into a spacious dining area and fitted kitchen. The first floor is comprised of a master bedroom, a further double bedroom and a modern family bathroom. The property benefits include: Off street parking, good size rear garden, patio area, and rear garage.

This property is set close to South Ruislip's and Ruislip Manor's amenities including rail links (Chiltern/Central/Metropolitan/Piccadilly) and local schools such as Ruislip High & Deansfield. It is also ideally located for the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema. The A40 is within striking distance offering swift and easy access to both London and the Home Counties. For families there are a number of parks a short walk away.

ENTRANCE HALL
Front aspect double glazed frosted glass door, wood flooring, understairs storage cupboard, radiator, downlighting

LIVING ROOM
Front aspect double glazed suntrap bay window, wood flooring, radiator, feature fireplace.

DINING AREA
Rear aspect double glazed double doors to garden, radiator x2, wood flooring, downlighting.

KITCHEN
Rear aspect double glazed windows, tiled flooring, downlighting, a range of base and eye level units, four ring gas hob with extractor hood, stainless steel sink and a half with drainer, part tiled walls, boiler

FIRST FLOOR LANDING
Access to loft hatch, doors to:

BEDROOM ONE
Front aspect double glazed suntrap bay window, storage cupboard, radiator.

FAMILY BATHROOM
Rear aspect double glazed frosted glass window, tiled flooring, vanity unit incorporating wash hand basin, low level wc, heated towel rail, tiled walls, panel enclosed bath with wall mounted shower attachment.

BEDROOM TWO
Rear aspect double glazed window, radiator.

BEDROOM THREE
Front aspect double glazed window, storage cupboard, radiator.

GARDEN
Patio area, mainly laid to lawn, garage

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 (0.7Miles) - Central line/Chiltern line
Ruislip Gardens (1 Mile) - Central line
Ruislip Manor (1.3 Miles) - Metropolitan/Piccadilly.

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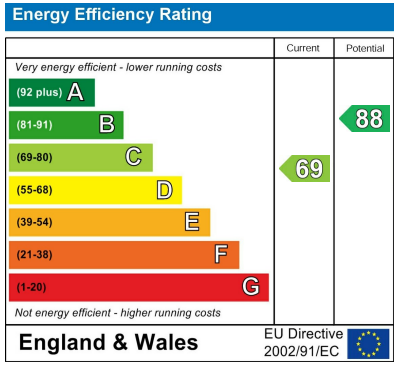

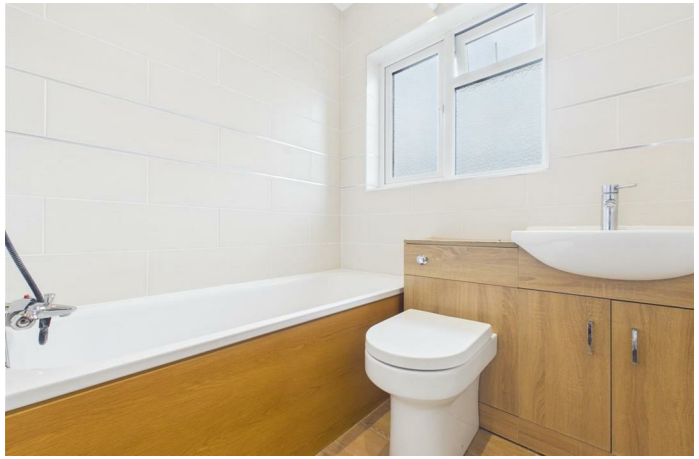

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