



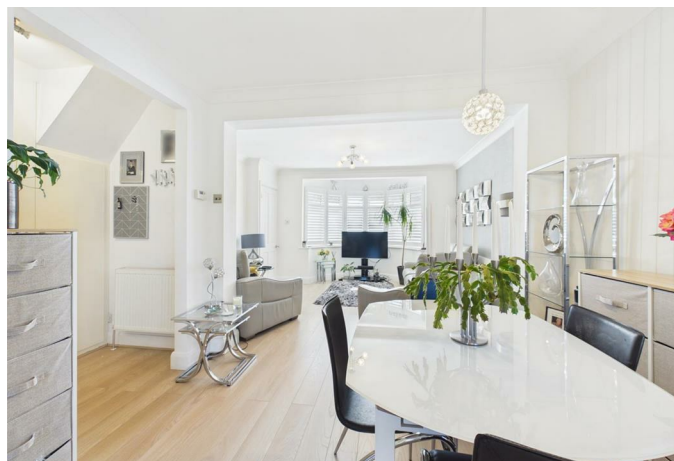
Linden Avenue, Ruislip, HA4 8TZ
£550,000



NO UPPER CHAIN Gibson Honey is proud to present an exceptionally well presented and extended two bedroom home, ideally positioned in a peaceful yet highly convenient location. This versatile property features a spacious open plan extended living and dining area and a beautifully appointed fitted kitchen. Perfectly suited to modern family living or home working.

The first floor offers a generous principal bedroom, a further well proportioned bedroom, and a stylish contemporary family bathroom. Further benefits include off street parking AND private secure rear parking, a good sized rear garden, and a large garden shed.

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 Banks 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 HALL

Front aspect Safestyle Composite Multi-lock door, side aspect double glazed window, laminate flooring, vertical mirror radiator

LIVING AREA

Front aspect double glazed bay window with Plantation Style Shutters, laminate flooring, radiator, coved ceiling, under-stair storage cupboard housing meters.

DINING AREA

Rear aspect double glazed window, laminate flooring, coved ceiling, radiator, built-in storage cupboards

DOWNSTAIRS CLOAKROOM

Rear aspect double glazed frosted glass window, low level wc, tiled flooring, radiator, downlighting, vanity unit incorporating wash hand basin.



KITCHEN

Rear aspect double glazed window, side aspect double glazed frosted glass backdoor, laminate flooring, four ring induction hob with extractor hood, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, integrated appliances including fridge-freezer, washing machine and dishwasher.

LANDING

Doors to:

BEDROOM ONE

Front aspect double glazed bay window, additional front aspect double glazed window, both fitted with plantation style shutters, radiator, downlighting, built-in wardrobes, storage cupboard, downlighting

BATHROOM

Rear aspect double glazed window, cushion-floor, tiled walls, downlighting, panel enclosed bath with mixer taps and wall mounted shower attachment, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

BEDROOM TWO

Rear aspect double glazed window, coved ceiling, radiator, built in wardrobes wardrobes containing a double fold down bed, large hatch leading to fully insulated and partially boarded loft

GARDEN

Panel Enclosed fence, patio area, mainly laid to lawn edged with mature shrubs, large shed/workshop, secure rear parking area with private rear access.

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

Ruislip Manor (0.2 Mile) - Metropolitan/Piccadilly
Eastcote (0.7 Mile) - Metropolitan/Piccadilly
Ruislip Gardens (1.2 Mile) - Central 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		
	71	81
England & Wales		EU Directive 2002/91/EC



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