

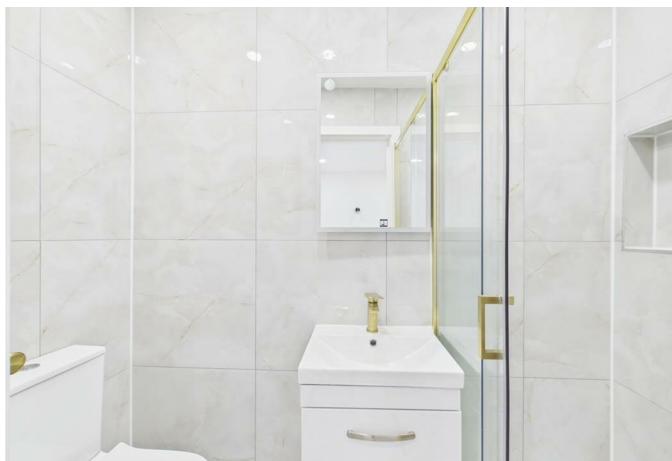


West End Road, Ruislip, HA4 6RD
£625,000



NO CHAIN! We are pleased to market this newly refurbished five bedroom detached chalet bungalow with a LARGER THAN AVERAGE rear garden. Situated in a highly convenient location and having versatile living, this newly refurbished property briefly comprises; three double bedrooms, a further two bedrooms, open planned kitchen/ living area, two bathrooms AND an ensuite bathroom. The property benefits from off street parking for multiple vehicles as well as a car port and gas central heating.

Perfectly positioned for convenience this property is just moments from the areas shopping and transport facilities (Central Line/Br Connection). Alternatively for the motorist the A40/M40/M25 are just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. The property is also well situated for a variety of local highly regarded schools.



ENTRANCE HALL

Front aspect double glazed frosted glass front door, Side aspect double glazed frosted glass window, herringbone parquet flooring, downlighting, radiator, under-stair storage cupboard.

KITCHEN/ LIVING AREA

Rear aspect double glazed double doors to garden, rear

aspect double glazed window, tiled flooring, radiator x2, downlighting, a range of base and eye level units, stainless steel sink, four ring gas hob with extractor hood, integrated appliances such as oven and fridge-freezer.

BEDROOM ONE

Front aspect double glazed bay window, herringbone parquet flooring, downlighting, radiator.

ENSUITE

Tiled flooring, tiled walls, low level wc, standing shower cubicle with rainfall shower, heated towel rail, downlighting, vanity unit incorporating wash hand basin.

BEDROOM TWO

Front aspect double glazed bay window, herringbone parquet flooring, downlighting, radiator.

BEDROOM THREE

Rear aspect double glazed window, rear aspect double glazed door to garden, herringbone parquet flooring, downlighting, radiator.

BATHROOM

Tiled flooring, tiled walls, low level wc, tile enclosed bath with rainfall shower, heated towel rail, downlighting, vanity unit incorporating wash hand basin.

FIRST FLOOR LANDING

Rear aspect double glazed frosted glass window, herringbone parquet flooring, downlighting.

BEDROOM FOUR

Rear aspect double glazed window, herringbone parquet flooring, downlighting, radiator.

BATHROOM

Tiled flooring, tiled walls, low level wc, standing shower cubicle with rainfall shower, heated towel rail, downlighting, vanity unit incorporating wash hand basin.

BEDROOM FIVE

Rear aspect double glazed window, herringbone parquet flooring, downlighting, radiator.

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 (0.4 miles) - Central/Chiltern
Ruislip Gardens (0.6 miles) - Central line
Ruislip (1.6 miles) - Metropolitan/Piccadilly



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

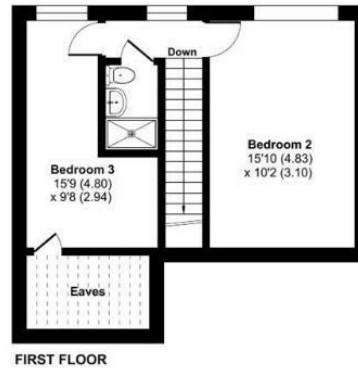
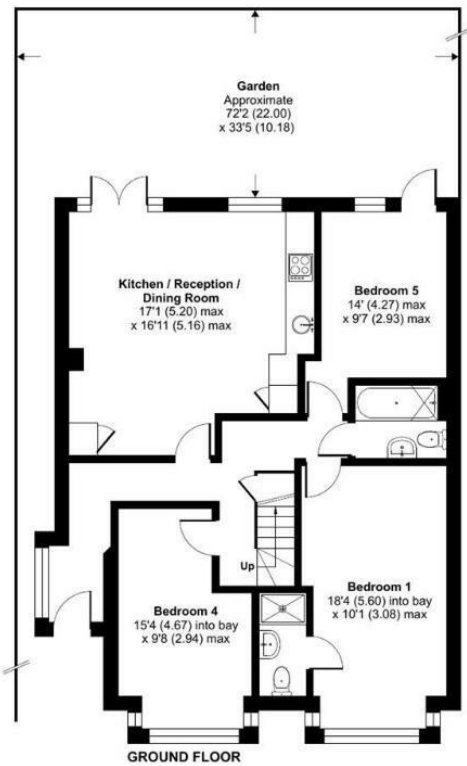
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West End Road, Ruislip, HA4

Approximate Area = 1269 sq ft / 117.8 sq m

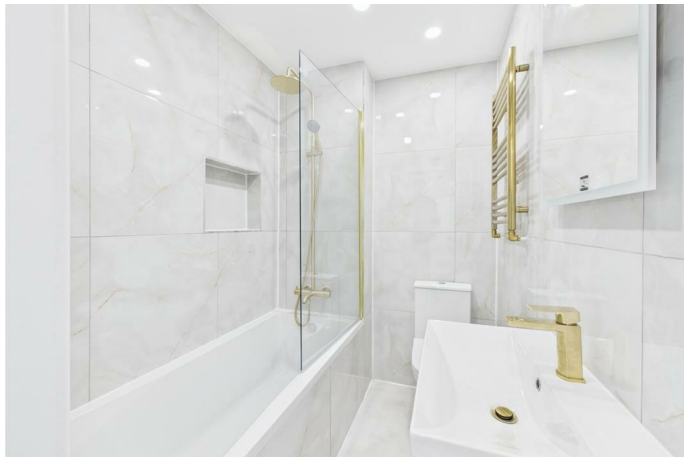
Limited Use Area(s) = 49 sq ft / 4.5 sq m

Total = 1318 sq ft / 122.3 sq m

For identification only - Not to scale

Denotes restricted
head height

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		
	69	80
England & Wales		
	EU Directive 2002/91/EC	



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