



St. Edmunds Avenue, Ruislip, HA4 7XW

NO UPPER CHAIN. Situated on the sought-after St Edmunds Avenue in Ruislip, this three-bedroom detached bungalow presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes and requirements. This property briefly comprises; three well proportioned bedrooms, including a principal bedroom with ensuite, together with a family bathroom. The property also benefits from a spacious kitchen/breakfast room, a generous living/dining room and a conservatory overlooking the rear garden. Occupying a substantial plot, the bungalow enjoys an impressive frontage with a large footprint and ample off-street parking. To the rear, there is a private and secluded garden, a double garage, and convenient side access. Offering significant scope for improvement and extension (subject to the usual planning constraints), this detached bungalow is ideally positioned on a desirable residential road in Ruislip and represents a rare opportunity to acquire a property with excellent potential in a highly regarded location. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. It should also be noted that there are a number of highly regarded schools within close proximity, including the ever popular Whiteheath Infant & Junior School. Ruislip Lido, Ruislip Woods and Kings College Playing Fields are all a short stroll away.



### ENTRANCE HALL

Front aspect frosted door, radiator, skylight, storage cupboard housing tank, coved ceiling, hatch to loft space, downlighting, doors to:

### LIVING/DINING ROOM

Rear aspect window, radiator x 2, cover ceiling, leading to:

### CONSERVATORY

Dual aspect double glazed windows, side aspect double glazed double doors to rear garden, front aspect frosted door, radiator x 2, door to:

### KITCHEN/BREAKFAST ROOM

Front aspect double glazed windows, tiled flooring, part tiled walls, coved ceiling, downlighting, radiator, a range of base and

eye level units, stainless steel sink with drainer, wall mounted boiler, integrated double oven, induction hob with extractor hood, space for dishwasher and washing machine.

### SEPARATE WC

Front aspect double glazed frosted window, tiled walls, low level wc, wall mounted wash hand basin, radiator, downlighting

### BEDROOM ONE

Side aspect double glazed windows, radiator, coved ceiling, downlighting, built in wardrobes, door to:

### ENSUITE

Rear aspect frosted window, tiled walls, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail.

### BEDROOM TWO

Side aspect double glazed window, radiator, fitted wardrobes.

### BEDROOM THREE

Side aspect double glazed window, radiator, built in wardrobes.

### BATHROOM

Skylight, tiled flooring, tiled walls, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc, heated towel rail.

### FRONT

Laid to lawn and off street parking.

### REAR GARDEN

Patio area, laid to lawn, panel enclosed fence, side access.

### DOUBLE GARAGE

Front aspect double doors, power and lighting.

### COUNCIL TAX

London Borough of Hillingdon - Band F - £2,954.55

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

### DISTANCE TO STATIONS

Ruislip (0.9 Mi) - Metropolitan/Piccadilly  
West Ruislip (1.0 Mi) - Central Line/Chiltern Railways  
Ruislip Manor (1.0 Mi) - Metropolitan/Piccadilly

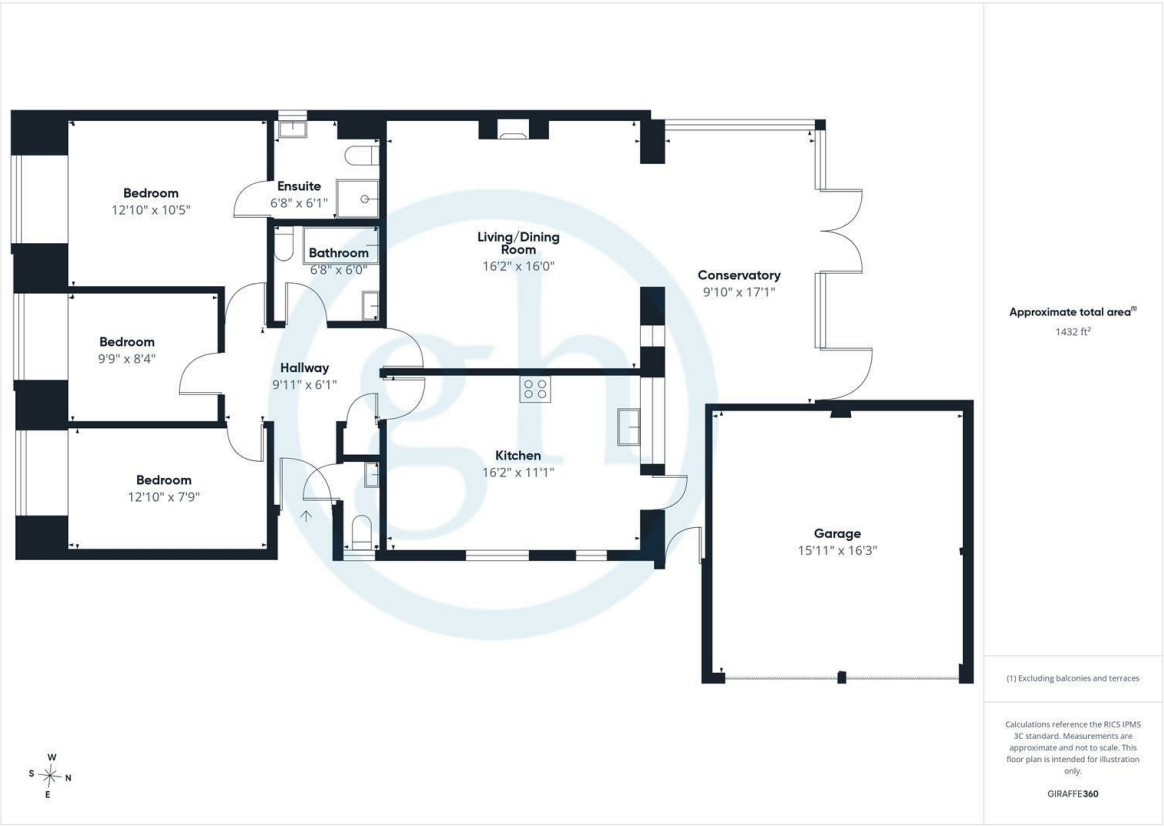


92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



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



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