



Queens Walk, Ruislip, HA4 0LX  
£650,000



NO UPPER CHAIN! Gibson Honey is proud to present a wonderful opportunity to purchase this spacious and truly stunning semi-detached home established in this highly convenient location. This substantial family home offers versatile living and briefly comprises: Large through lounge/ diner, bespoke fitted kitchen, conservatory, three good size bedrooms and modern family bathroom. The property offers potential to extend further into the loft, subject to the usual planning constraints. The property benefits include: Off street parking, rear garage, large rear garden, double glazing throughout and gas central heating.

Queens Walk is set close to South Ruislip's and Ruislip Manor's amenities including rail links (Central/Metropolitan/Piccadilly/Chiltern) and local schools such as Queensmead & Deansfield. It is also ideally located for the Old Dairy site which includes a Cinema, restaurants and Asda. The A40 is within striking distance offering swift and easy access to both London and the Home Counties.



## ENTRANCE HALL

Front aspect door, front aspect leaded light windows, herringbone parquet wooden flooring, radiator, under stair storage cupboard

## THROUGH LOUNGE/ DINER

Front aspect double glazed leaded light windows, herringbone parquet wooden flooring, radiator, feature fireplace, downlighting.

## KITCHEN

Rear aspect double glazed window, rear aspect double glazed door, Stainless steel sink and a half with drainer, 5 ring gas hob with extractor hood, laminate flooring, downlighting, a range of base and eye level units, part tiled walls, a range of integrated appliances including: Fridge freezer, oven, dishwasher etc.

## CONSERVATORY

Rear aspect double glazed leaded light double doors, rear aspect double glazed windows, side aspect double glazed double doors, tiled walls.

## LANDING

Side aspect double glazed window, storage cupboard, access to loft hatch

## BEDROOM ONE

Front aspect double glazed leaded light windows, downlighting, radiator, picture rail.

## BATHROOM

## BEDROOM TWO

Rear aspect double glazed window, downlighting, radiator

## BEDROOM THREE

Front aspect double glazed leaded light window, radiator, downlighting.

## GARDEN

Patio area, mainly laid to lawn, artificial grass, decking area for garden furniture, garage.

## COUNCIL TAX

London Borough of Hillingdon -

Band E - £2,386.24

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

## DISTANCE TO STATIONS

South Ruislip (0.5 Mi) - Central Line  
Eastcote (1.1 Mi) - Metropolitan/Piccadilly



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

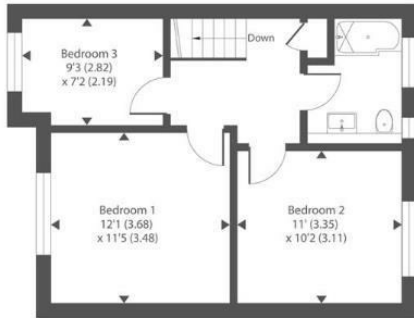
T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

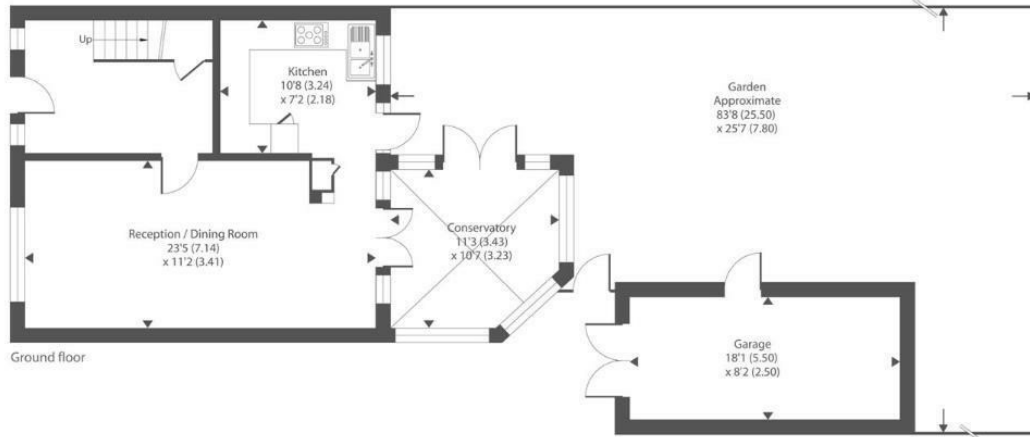
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First floor



Ground floor

Approximate Area = 1061 sq ft / 98.5 sq m  
 Garage = 148 sq ft / 13.7 sq m  
 Total = 1209 sq ft / 112.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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