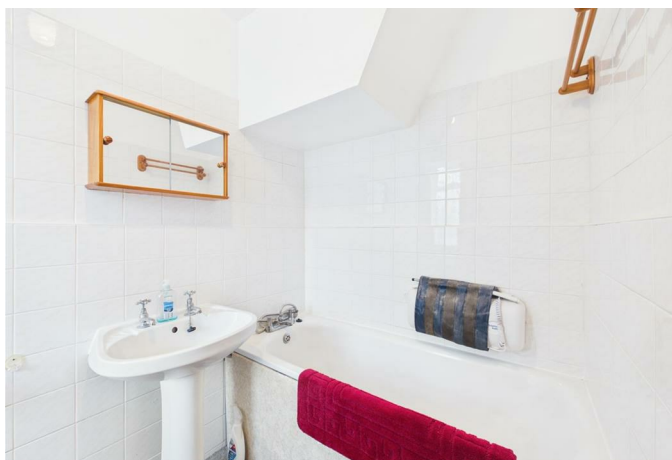




Tiverton Road, Ruislip, HA4 0BW
£450,000

NO UPPER CHAIN. This property is in need of modernisation and offers spacious and versatile accommodation, making it an ideal purchase for first time buyers. The property features a bright and welcoming living room, kitchen, three good size bedrooms, family bathroom and a private rear garden. Set on this highly popular residential road within walking distance of both Ruislip High Street and Ruislip Manor. Located in close proximity to a number of local schools including Sacred Heart, Ladybankes and Ruislip High. The property is conveniently located, with Ruislip Manor & Ruislip Gardens stations just a few minutes walk away, offering access into London via the Metropolitan, Piccadilly and Central lines. For the motorist, the A40/M25 is within striking distance.



ENTRANCE HALL

Front aspect front door, stairs to first floor landing, door to:

LIVING ROOM

Front aspect double glazed bay window, picture rail, under-stair storage cupboard,

KITCHEN/ DINER

Rear aspect double glazed window, rear aspect double glazed

door, a range of base level units, stainless steel sink with drainer, part tiled wall.

BATHROOM

Rear aspect double glazed frosted glass window, tiled walls, panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low level wc.

FIRST FLOOR LANDING

Access to loft hatch, doors to:

BEDROOM ONE

Front aspect double glazed bay window, front aspect double glazed window, picture rail, built in wardrobes

BEDROOM TWO

Rear aspect double glazed window, picture rail, storage cupboard

BEDROOM THREE

Rear aspect double glazed window, picture rail, built in wardrobes

GARDEN

Patio Area, mainly laid to lawn, Panel and wire 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

Ruislip Gardens (0.4 Miles) -
Central line
Ruislip Manor (0.5 Miles) -

Metropolitan/Piccadilly.
Ruislip (0.9 Miles) -
Metropolitan/Piccadilly.

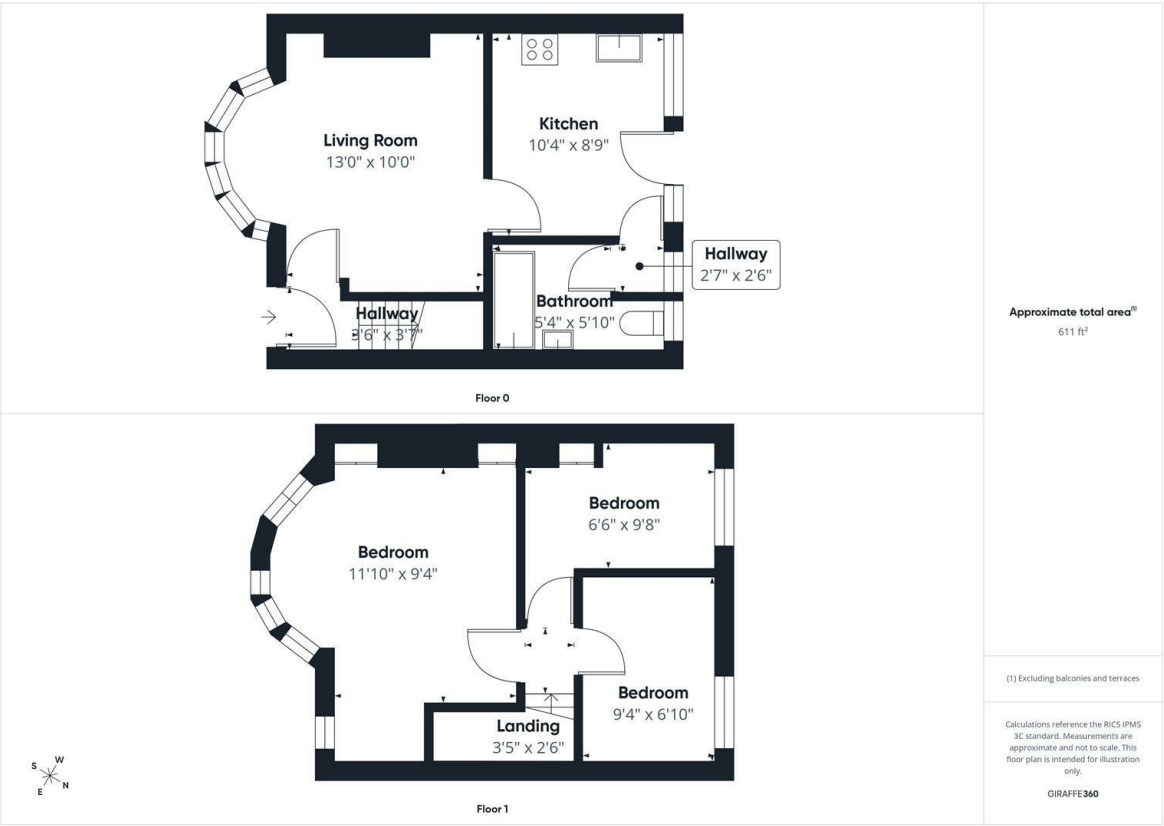


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www.gibsonhoney.co.uk



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		
England & Wales		EU Directive 2002/91/EC



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