



Seaton Gardens, Ruislip, HA4 0AY
£550,000



Gibson Honey are delighted 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 bay fronted lounge, separate 16' dining room leading to the beautifully appointed fitted kitchen. Perfectly suited to modern family living or home working.

The first floor offers TWO DOUBLE bedrooms, and a stylish contemporary family bathroom. Further benefits include off street parking for two vehicles, a good sized rear garden, and a outbuilding consisting of two parts, one a soundproofed office/studio and the second a workshop.

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 Bankes 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 double glazed frosted glass door, radiator, under stair storage cupboard, doors to:

LIVING ROOM

Front aspect double glazed bay window, radiator

DINING ROOM

Radiator, built-in cupboards

KITCHEN

Rear aspect double glazed windows, rear aspect double glazed Velux window, downlighting, tiled flooring, part tiled walls, radiator x2, a range of base and eye level units, 4 ring induction hob with extractor hood, various integrated appliances, stainless steel sink with mixer taps and drainer.

FIRST FLOOR LANDING

Access to loft hatch, doors to:

BEDROOM ONE

Front aspect double glazed bay window, radiator, built in wardrobes

BATHROOM

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

BEDROOM TWO

Rear aspect double glazed window, radiator, built in wardrobes

GARDEN

Patio area, mainly laid to lawn, outbuilding

OUTBUILDING

Front aspect double glazed windows, laminate flooring, garden storage area.

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 (0.3 miles) - Metropolitan and Piccadilly Line
Ruislip Gardens (0.6 miles) - Central and Chiltern Line



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



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