Flemming Avenue, Ruislip, HA4 9LE

£500,000

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Gibson Honey are delighted to present to the market this well presented terraced home constructed approximately 30 years ago. Set on this ever popular development within easy reach of the local amenities. This ideal first time purchase briefly comprises: Two double bedrooms with one ensuite, spacious lounge/dining room, fitted kitchen and modern bathroom suite. Other benefits include gas central heating, private rear garden & off street parking. This property is ideally situated for both Ruislip Manor and Eastcote's extensive High Streets which offer a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). The A40/M40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties. There are a number of highly regarded schools within the catchment area.

ENTRANCE HALL
Front aspect door, coved ceiling, stairs to first floor landing, door to;

LIVING ROOM
Front aspect double glazed window, radiator, coved ceiling, storage cupboard, fireplace.

KITCHEN
Rear aspect double glazed window, rear aspect double glazed doors to rear garden, coved ceiling, radiator, a range of base and eye level units, part tiled walls, integrated fridge freezer, stainless steel sink, space for washing machine, wall mounted boiler.

FIRST FLOOR LANDING
Loft hatch, doors to;

BEDROOM ONE
Front aspect double glazed window, radiator, storage cupboard, door to ensuite;

ENSUITE
Front aspect double glazed frosted window, radiator, vanity unit incorporating wash hand basin, stand in shower cubicle, low level w/c.

BEDROOM TWO
Rear aspect double glazed windows, radiator.

BATHROOM
Rear aspect double glazed frosted window, radiator, panel enclosed bathtub, part tiled walls, wash hand basin, low level w/c.

GARDEN
Mainly laid to lawn, patio area, shed.

COUNCIL TAX
London Borough of Hillingdon - Band D- £1,952.38

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

DISTANCE TO STATIONS
Ruislip Manor (0.5 Miles) - Metropolitan/Piccadilly.
Eastcote (0.7 Miles) - Metropolitan/Piccadilly.
Ruislip Gardens (1.2 Miles) - Central line

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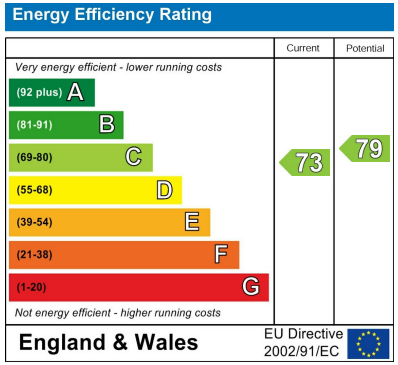

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