Clyfford Road, Ruislip, HA4 6PS

£500,000

gibsonhoney

We are pleased to present to the market this bright and spacious home situated in this highly convenient location. This well proportioned family home briefly comprises: Three bedrooms, spacious lounge, kitchen, outbuilding, and a driveway for two cars. The property benefits include: Double glazing, entrance porch, gas central heating, private rear garden and off street parking.

This desirable property is set within a stones throw of Ruislip Gardens Primary school and also within catchment of Ruislip High. Plenty of local amenities surround this property including Ruislip Gardens, Ruislip Manor and Ruislip high streets which offer a good range of local shops, restaurants, bus routes and rail links including Ruslip Gardens tube station which is within approximately 5 minutes walk. The A40/M40/M25 are set within striking distance offering swift and easy access to both Central London and the Home Counties.

ENTRANCE PORCH
Front aspect double glazed frosted glass door, front aspect double glazed frosted windows,

ENTRANCE HALL
Laminate flooring, radiator, stairs to first floor landing, door to:

LIVING ROOM
Front aspect double glazed window, laminate flooring, under stair storage cupboard, radiator, coved ceiling.

LAUNDRY ROOM
Rear aspect double glazed frosted glass windows, space for washing machine and dryer.

KITCHEN
Rear aspect double glazed door to garden, a range of base and eye level units, tiled walls, laminate flooring, four ring gas hob with extractor hood, integrated oven, sink with drainer, boiler, room for fridge freezer, and dishwasher.

FIRST FLOOR LANDING
Side aspect double glazed frosted glass window, doors to:

BEDROOM ONE
Front aspect double glazed window, radiator.

FAMILY BATHROOM
Rear aspect double glazed frosted glass window, downlighting, tiled walls, tiled flooring, panel enclosed bath with wall mounted shower, heated towel rail, low level wc, vanity unit incorporating wash hand basin.

BEDROOM TWO
Rear aspect double glazed window, radiator, access to loft hatch.

BEDROOM THREE
Front aspect double glazed window, radiator.

GARDEN
Panel enclosed fence, patio area, mainly laid to lawn.

OUTBUILDING
Front aspect double doors, side aspect windows, electricity.

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 (0.1 Miles) - Central Line
Ruislip Manor (1.2 Miles) - Metropolitan/Piccadilly

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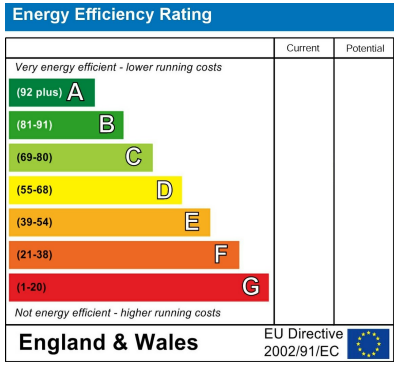

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