



Dulverton Road, Ruislip, HA4 9AF
£500,000



This well-presented three-bedroom terraced home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers and growing families alike. The property features a bright and welcoming living room, a modern kitchen, three well-proportioned bedrooms, and a contemporary family bathroom. Further benefits include a private rear garden, double glazing, and gas central heating.

The property is ideal for first time buyers and investors alike seeking well proportioned accommodation in a convenient and sought after location. Ruislip Manor and Ruislip High Street's shops and transport links are a few minutes walk away with the A40/M40/M25 close by providing swift and easy access into Central London and the surrounding Home Counties. For families, the property comes into the catchment of many highly regarded schools.



ENTRANCE HALL

Front aspect double glazed frosted glass front door, wood flooring, stairs to first floor landing, door to:

LIVING ROOM

Front aspect double glazed bay window, radiator, feature fireplace, wood flooring, under-stair, storage cupboard.

KITCHEN

Rear aspect double glazed window, a range of base and eye level units, wood flooring, stainless steel sink and a half with drainer, part tiled walls, coved ceiling, radiator, room for various appliances such as: fridge/freezer, oven, washing machine, etc.

BATHROOM

Rear aspect double glazed frosted glass window, radiator, part

tiled walls, panel enclosed bath with mixer taps and wall mounted 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, radiator, built in wardrobe, picture rail

BEDROOM TWO

Rear aspect double glazed window, radiator

BEDROOM THREE

Rear aspect double glazed window, radiator, picture rail

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed 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 Manor (0.4 Miles) - Metropolitan/Piccadilly
Ruislip Gardens (0.6 Miles) - Central line
Ruislip (0.7 Miles) - Metropolitan/Piccadilly
South Ruislip (0.9 Miles) - Central/Chiltern Railways



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

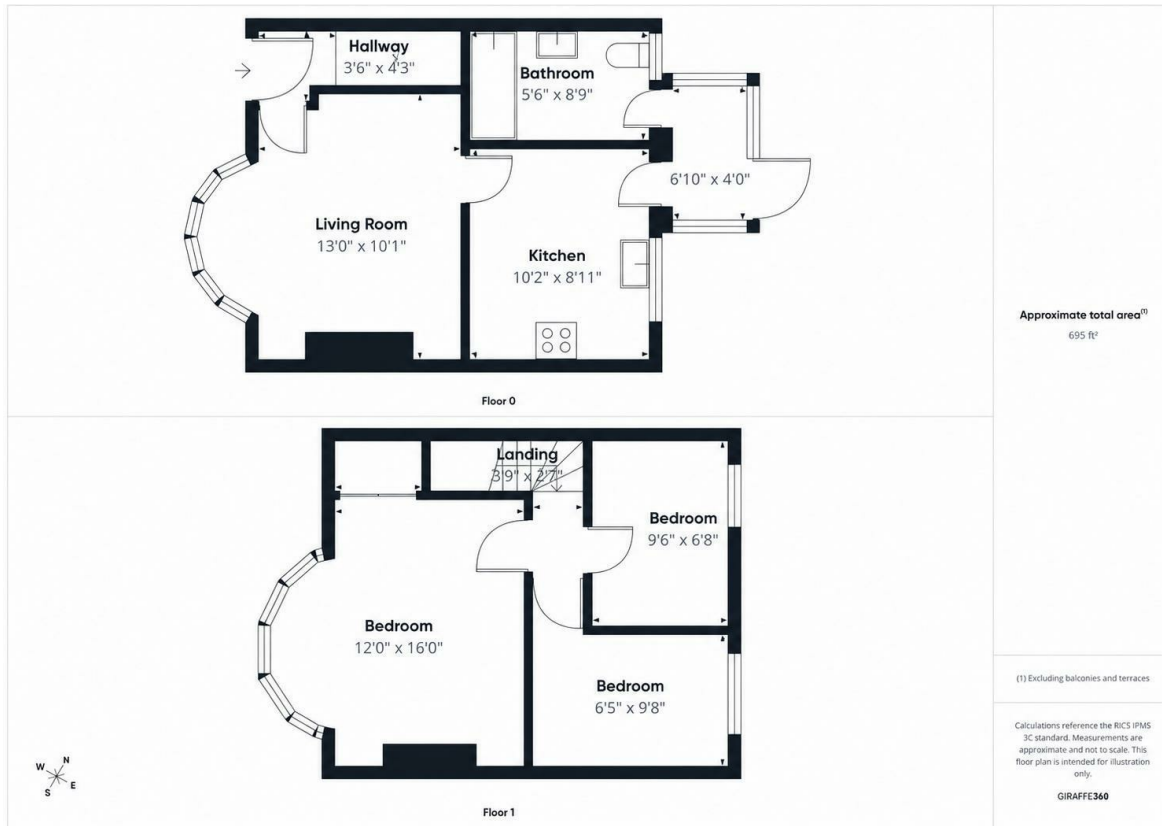
T: 01895 699077


ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk



gibsonhoney



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 	



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.