



Rufus Close, Ruislip, HA4 0QU
£650,000



NO UPPER CHAIN. A superb opportunity has arisen to purchase this well presented large family home. Set in this popular no through road, this spacious property briefly comprises : Master bedroom with en suite shower, two further good size bedrooms, through lounge/diner, fitted kitchen and modern bathroom suite. The property benefits include : Double glazing, gas central heating, utility room, office, downstairs cloakroom, unique 'L' shaped private rear garden and allocated parking. Ideally positioned just moments from the area's shopping and transport facilities (BR/Central/Metropolitan/Piccadilly lines accessible locally). For the motorist the A40/M40 are just a short drive away providing swift and easy access into Central London and the Home Counties. For families the property is ideally located within the catchment areas of the local highly regarded schools and is just a short stroll to the local parks. It is also ideally located for the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema.



ENTRANCE HALL

Side aspect door, stairs to first floor landing, radiator, doors to:

DOWNSTAIRS CLOAKROOM

Low level wc, front aspect double glazed frosted window.

LOUNGE/DINING ROOM

Front aspect double glazed window, radiator, coved ceiling, rear aspect double glazed doors to rear garden.

FITTED KITCHEN

Rear aspect double glazed window, down lighting, range of base and eye level units with granite work surfaces over, inset sink, gas hob, electric oven with extractor hood over.

UTILITY ROOM

Side aspect double glazed door to rear garden, front aspect double glazed window, base level unit, spaces for appliances, radiator.

STUDY

Dual aspect double glazed windows, down lighting.

LANDING

Side aspect double glazed window, hatch to loft space, door to:

BEDROOM ONE

Front aspect double glazed window, radiator, built in mirrored wardrobe, shower cubicle.

BEDROOM TWO

Rear aspect double glazed window, coved ceiling, range of built in wardrobe.

BEDROOM THREE

Rear aspect double glazed window, coved ceiling.

BATHROOM

Side aspect double glazed frosted window, panel enclosed bath with hand shower attachment, low level wc, heated towel rail, wall mounted wash hand basin.

FRONT

Off street parking.

L SHAPED REAR GARDEN

Patio area, panel enclosed fence, side access, mainly laid to lawn.

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

South Ruislip (0.9 Mi) - Central Line

Eastcote (1.4 Mi) - Metropolitan/Piccadilly



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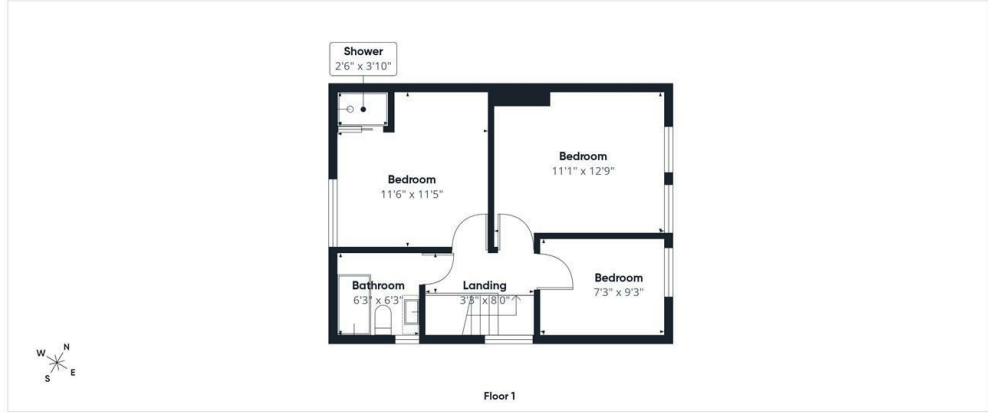
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Floor 0



Floor 1

Approximate total area[®]
933 ft²

Reduced headroom
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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