



Manor Gardens, Ruislip, HA4 6UB

NO UPPER CHAIN. Nestled on the sought-after Manor Gardens in South Ruislip, this stylish and well presented three-bedroom semi-detached home offers modern living in a prime location. With a spacious open-plan kitchen and living area, this property is perfect for families and entertainers alike. On the ground floor, you'll find the heart of the home - a bright and airy open-plan kitchen/living space, ideal for both relaxing and socialising. The sleek kitchen is well-appointed with modern fittings and ample storage. A convenient downstairs cloakroom completes the ground floor. The first floor comprises two generously sized bedrooms, served by a modern family bathroom, perfect for growing families or guests. An impressive loft extension boasts a spacious principal bedroom with ensuite shower room, offering a private retreat with elevated views and a peaceful ambience. Additional benefits include off-street parking, gas central heating and a private garden.

Located in a quiet, family-friendly area, this property is just moments from excellent transport links, including South Ruislip Station (Central Line & Chiltern Railways), local schools, parks, and shopping facilities.



THROUGH LOUNGE

Front aspect double glazed bay window, side aspect double glazed frosted window, coved ceiling, down lighting, under stair storage cupboard, door to downstairs cloakroom, leading to:

KITCHEN/DINER

Front aspect double glazed window, coved ceiling, down lighting, a range of base and eye level units, integrated fridge freezer, dishwasher, microwave, oven and induction hob.

DOWNSTAIRS CLOAKROOM

Down lighting, vanity enclosed wash hand basin, low level wc.

FIRST FLOOR LANDING

Down lighting, doors to:

BEDROOM TWO

Front aspect double glazed bay window, down lighting, radiator.

BEDROOM THREE

Front aspect double glazed window, down lighting, radiator.

BATHROOM

Down lighting, tiled walls, tiled flooring, heated towel rail, panel enclosed bath with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

MASTER BEDROOM

Skylights x 2, down lighting, radiator x 2, fitted wardrobe, eaves storage, door to:

ENSUITE

Down lighting, tiled walls, tiled flooring, heated towel rail, shower cubicle with mixer taps, wall-mounted wash hand basin, low level wc.

GARDEN

Panel enclosed fencing, patio area, astro turf.

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

South Ruislip (0.1 mi) -
Central/Chiltern Railways
Ruislip Gardens (0.7 mi) - Central
line
Ruislip Manor (1.4 mi) -
Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	84
(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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