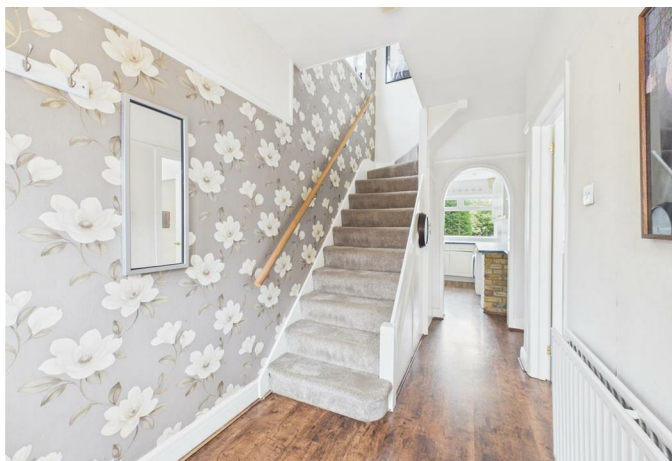




Torrington Road, Ruislip, HA4 0AS

**\*No Upper Chain\*** Gibson Honey are delighted to present to the market this end of terrace 'A' type Manor home. Situated in this extremely popular location, the property briefly comprises: Through lounge/dining room, kitchen, three good size bedrooms and a modern family bathroom. The property benefits include: gas central heating, double glazing with shutters to the front, rear garden and off street parking. Set on this highly popular residential road within walking distance of both Ruislip High Street and Ruislip Manor. Located in close proximity to a number of local schools including Sacred Heart, Ladybankes and Ruislip High. The property is conveniently located, with Ruislip Manor & Ruislip Gardens stations just a few minutes walk away, offering access into London via the Metropolitan, Piccadilly and Central lines. For the motorist, the A40/M25 is within striking distance.



## ENTRANCE HALL

Front aspect double glazed frosted glass leaded light windows, radiator, laminate flooring, picture rail, under-stair storage cupboard

## LIVING/ DINING ROOM

Front aspect double glazed bay leaded light window, rear aspect double glazed double doors, laminate flooring, radiator x2, coved ceiling

## KITCHEN

Rear aspect double glazed window, side aspect double glazed door, downlighting, tiled walls, laminate flooring, stainless steel sink and a half with drying rack, boiler, four ring gas hob with extractor hood, a range of base and eye level units, room for various appliances.

## LANDING

Side aspect double glazed frosted glass window, picture rail, doors to:

## BEDROOM ONE

Front aspect double glazed leaded light bay window, built in wardrobes, radiator

## BEDROOM TWO

Rear aspect double glazed window, laminate flooring, radiator

## BATHROOM

Rear aspect double glazed frosted glass window, side aspect double glazed frosted glass window, tiled walls, tiled flooring, downlighting, pedestal wash hand basin, standing shower cubicle with wall mounted shower, panel enclosed bath with mixer taps and shower attachment, low level wc, radiator

## BEDROOM THREE

Front aspect double glazed bay window, laminate flooring, radiator.

## GARDEN

Panel enclosed fence, patio area,

## COUNCIL TAX

London Borough of Hillingdon -  
Band E - £2,500.01

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

## DISTANCE TO STATIONS

Ruislip Gardens (0.4 Miles) -  
Central line  
Ruislip (0.5 Miles) -  
Metropolitan/Piccadilly.  
Ruislip Manor (0.6 Miles) -  
Metropolitan/Piccadilly.



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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 79                      |
| (55-68) D                                   | 66      |                         |
| (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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