



Hardy Avenue, Ruislip, HA4 6SX
£675,000



Gibson Honey is proud to market this beautifully presented detached home set in Ruislip. This family home briefly comprises: Three good size bedrooms, large fitted kitchen with dining area and breakfast bar, spacious living room, and family bathroom suite. The property benefits include: Downstairs cloakroom, gas central heating, master bedroom balcony, outbuilding, well maintained rear garden and off street parking.

Set in this highly convenient location, this property is ideally located for South Ruislip's shops and amenities including Sainsbury's supermarket and the Old Dairy site, including a cinema, several restaurants and Asda. Highly regarded schools such as Queensmead & Deansfield are close by. South Ruislip station provides swift and easy access to Central London via both the Central line and Chiltern Railways. For the motorist, the A40/M40/M25 is within striking distance.



ENTRANCE HALL

Side aspect double glazed frosted glass front door, radiator, laminate flooring

LIVING ROOM

Rear aspect double glazed double doors to rear garden, rear aspect double glazed windows, laminate flooring, feature fireplace, radiator x2, downlighting, stairs to first floor landing



KITCHEN/ DINER

Front aspect double glazed windows, a range of base and eye level units, downlighting, space for various appliances, integrated oven and microwave, laminate flooring, breakfast bar, four ring gas hob with extractor hood, wall mounted vertical radiator.

DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted glass window, low level w/c, wall mounted wash hand basin, laminate flooring.

FIRST FLOOR LANDING

Storage cupboard, access to loft hatch, doors to:

BEDROOM ONE

Rear aspect double glazed double doors to balcony, rear aspect double glazed windows, radiator, built-in wardrobes

BEDROOM TWO

Front aspect double glazed window, radiator, built in wardrobes

BEDROOM THREE

Front aspect double glazed windows, radiator

FAMILY BATHROOM

Side aspect double glazed frosted glass window, tiled walls, heated towel rail, laminate flooring, pedestal wash hand basin, low level w/c, panel enclosed bath with wall mounted rainfall shower attachment.

GARDEN

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

OUTBUILDING

Front aspect double glazed double doors, electricity, radiator.

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

South Ruislip (0.3 Miles) - Central Line
Ruislip Gardens (0.7 Miles) - Central Line

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

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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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