



Shaldon Drive, Ruislip, HA4 0UJ  
£525,000



CHAIN FREE. Gibson Honey is proud to market this well presented three bedroom, one bathroom home. Set in this peaceful location, this versatile residence briefly comprises: a suntrap bay fronted reception room, opening into a spacious dining area and fitted kitchen. The first floor is comprised of a master bedroom, a further double bedroom and a modern family bathroom. The property benefits include: Off street parking, good size rear garden, patio area, and rear garage.

This property is set close to South Ruislip's and Ruislip Manor's amenities including rail links (Chiltern/Central/Metropolitan/Piccadilly) and local schools such as Ruislip High & Deansfield. It is also ideally located for the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema. The A40 is within striking distance offering swift and easy access to both London and the Home Counties. For families there are a number of parks a short walk away.



### ENTRANCE HALL

Front aspect double glazed frosted glass door, wood flooring, understairs storage cupboard, radiator, downlighting

### LIVING ROOM

Front aspect double glazed suntrap bay window, wood flooring, radiator, feature fireplace.

### DINING AREA

Rear aspect double glazed double doors to garden, radiator x2, wood flooring, downlighting.

### KITCHEN

Rear aspect double glazed windows, tiled flooring, downlighting, a range of base and eye level units, four ring gas hob with extractor hood, stainless steel sink and a half with drainer, part tiled walls, boiler



### FIRST FLOOR LANDING

Access to loft hatch, doors to:

### BEDROOM ONE

Front aspect double glazed suntrap bay window, storage cupboard, radiator.

### FAMILY BATHROOM

Rear aspect double glazed frosted glass window, tiled flooring, vanity unit incorporating wash hand basin, low level wc, heated towel rail, tiled walls, panel enclosed bath with wall mounted shower attachment.

### BEDROOM TWO

Rear aspect double glazed window, radiator.

### BEDROOM THREE

Front aspect double glazed window, storage cupboard, radiator.

### GARDEN

Patio area, mainly laid to lawn, garage

### 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

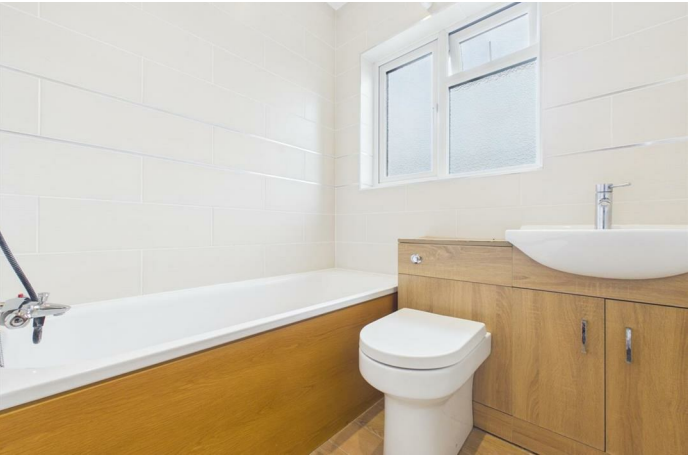
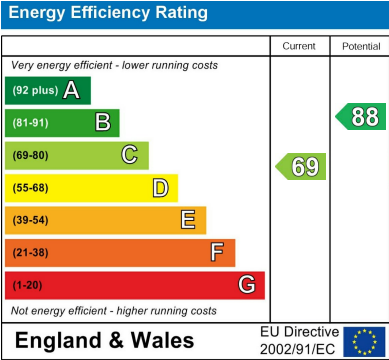
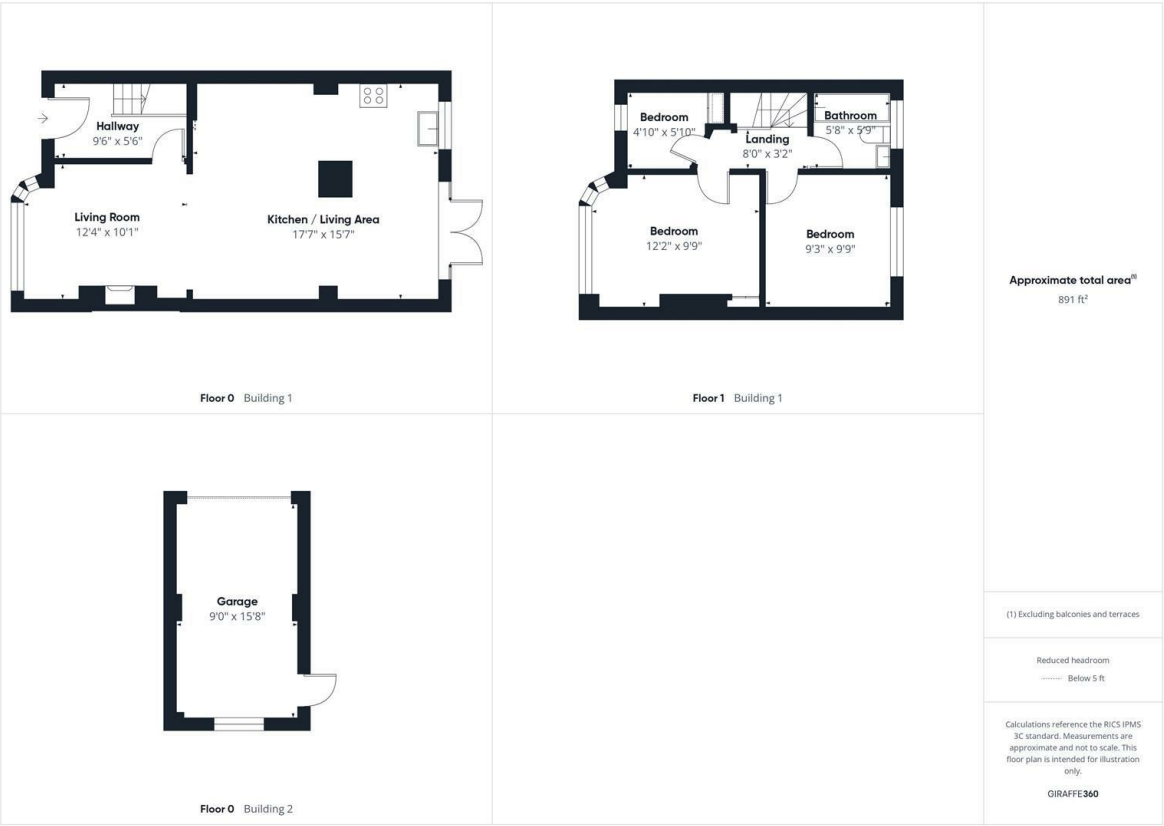
South Ruislip (0.7Miles) - Central  
line/Chiltern line  
Ruislip Gardens (1 Mile) - Central  
line  
Ruislip Manor (1.3 Miles) -  
Metropolitan/Piccadilly.

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

T: 01895 699077

[ruislipmanor@gibsonhoney.co.uk](mailto:ruislipmanor@gibsonhoney.co.uk)

[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)



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 firms employment has the authority to make or give any representation or warranty in respect of the property.