

Dulverton Road, Ruislip, HA4 9AH

£525,000

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NO UPPER CHAIN! Gibson Honey are delighted to present an exceptionally well presented and extended two bedroom home, ideally positioned in a peaceful yet highly convenient location. This versatile property features a bay fronted lounge, separate dining room leading to the beautifully appointed fitted kitchen and utility area. Perfectly suited to modern family living or home working.

The first floor offers TWO DOUBLE bedrooms, and a stylish contemporary family bathroom. Further benefits include off street parking for two vehicles, a good sized rear garden, and a large shed for garden storage.

This property is set in the heart of Ruislip Manor and a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School and Ruislip High School. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.







ENTRANCE HALL
Front aspect double glazed frosted glass leaded light door, picture rail, stair to first floor landing, door to:

LIVING ROOM
Front aspect double glazed bay window, picture rail, coved ceiling, radiator, feature fireplace

DINING AREA
Coved ceiling, radiator, storage cupboard

KITCHEN
Rear aspect double glazed window, skylight velux window, part tiled walls, tiled flooring, four ring gas hob with extractor hood, range of base and eye level units, sink with drainer, integrated appliances.

UTILITY ROOM
Rear aspect double glazed door to garden, range of base and eye level units, room for washer/drier, radiator



FIRST FLOOR LANDING
Access to loft hatch, doors to:

BEDROOM ONE
Front aspect double glazed bay window, front aspect double glazed window, radiator, storage cupboard

FAMILY BATHROOM
Rear aspect double glazed frosted glass windows, tiled walls, tiled flooring, downlighting, heated towel rail, low level wc, panel enclosed bath with shower attachment, wall mounted shower, pedestal wash hand basin

BEDROOM TWO
Rear aspect double glazed window, storage cupboard, radiator

GARDEN
Patio area, panel enclosed fence, shed

COUNCIL TAX
London Borough of Hillingdon - Band D - £2,045.46

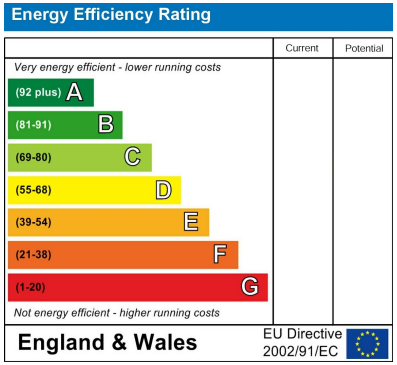
N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS
Ruislip Manor (0.5 Miles) - Metropolitan/Piccadilly
Ruislip Gardens (0.8 Miles) - Central line
Eastcote (1.0 Miles) - Metropolitan/Piccadilly

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