



Bec Close, Ruislip, HA4 0QY



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NO UPPER CHAIN. Gibson Honey is proud to present this large Semi Detached home set in this highly popular location. Having plenty of potential to personalise and extend (subject to the usual planning constraints), this property briefly comprises: Three good size bedrooms, through lounge diner, spacious kitchen and bathroom suite. The benefits include: downstairs cloakroom, double glazing, gas central heating, larger than average rear garden and ample off street parking as well as a garage. Peacefully set just moments from the area's variety of shopping and transport facilities (BR/Central/Metropolitan/Piccadilly lines). For the motorist the A40/M40 are just a short drive away providing swift and easy access into Central London and the Home Counties. The property is also ideally located within the catchment areas of a selection of highly regarded local schools. It is also close to the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema.



## ENTRANCE

Front aspect double glazed frosted glass window, front aspect double glazed stained glass windows, doors to:

## HALLWAY

Side aspect double glazed window, coved ceiling, storage cupboards, radiator

## UTILITY ROOM

Side aspect double glazed door to garden, radiator, tiled flooring, rear aspect double glazed window, boiler, stainless steel sink with drying rack, room for washing machine, part tiled walls.

## KITCHEN

Rear aspect double glazed windows, tiled flooring, part tiled

walls, sink with drying rack, range of base and eye level units, coved ceiling

## LIVING ROOM

Front aspect double glazed windows, coved ceiling, feature fireplace, radiator

## DINING ROOM

Rear aspect double glazed sliding door, radiator, coved ceiling

## DOWNSTAIRS CLOAKROOM

Front aspect double glazed frosted glass window, low level w/c, tiled flooring

## LANDING

Side aspect double glazed window, coved ceiling, doors to:

## BEDROOM ONE

Rear aspect double glazed windows, built in wardrobes, radiator

## BATHROOM

Side aspect double glazed frosted glass window, standing shower cubicle, vanity unit incorporating wash hand basin, low level w/c, heated towel rail, laminate flooring

## BEDROOM TWO

Front aspect double glazed windows, built in wardrobes, radiator, built in storage cupboard

## BEDROOM THREE

Rear aspect double glazed windows, radiator

## GARAGE

Manual up-and-over door, rear aspect window

## GARDEN

Patio area, mainly laid to lawn, panel enclosed fence

## 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 (0.7 Mi) - Central Line  
Eastcote (1.3 Mi) - Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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