



Barnstaple Road, Ruislip, HA4 0UP
£585,000



An exceptionally well-presented and skilfully extended three-bedroom, two-bathroom home, situated in a peaceful and highly convenient location. This versatile residence offers an open-plan extended living/dining area, a beautifully appointed fitted kitchen, a separate utility room, and a downstairs bathroom, providing excellent space for modern family living. The first floor comprises a master bedroom, a further double bedroom, and a modern family bathroom. The property also benefits from its own private drive, a good-sized rear garden, and a garden shed.

Ideally positioned close to both South Ruislip and Ruislip Manor amenities, the property offers excellent transport links including the Chiltern, Central, Metropolitan, and Piccadilly lines, as well as highly regarded local schools such as Ruislip High and Deanesfield. It is also conveniently located for the popular Old Dairy development, offering an Asda supermarket, restaurants, and a cinema. The A40 is within easy reach, providing swift access to London and the Home Counties, and several family-friendly parks are only a short walk away.



ENTRANCE HALL

Front aspect double glazed door, door to:

LIVING ROOM

Front aspect double glazed leaded light bay window, downlighting, double radiator, coved ceiling, storage cupboard, french doors to:

DINING ROOM

Sky light , tiled flooring, double radiator, downlighting.

KITCHEN

Rear aspect double glazed window , tiled flooring, a range of base and eye level units, integrated stainless steel sink and drainer, oven, electric stove unit with 4 hobs, microwave, space for washing machine.

UTILITY ROOM

Rear aspect double glazed window, wall mounted boiler, space for fridge/freezer, tumble dryer.

BATHROOM

Fully tiled walls and flooring, panel enclosed bathtub with mixer taps and shower attachment, wash hand basin, low level w/c, downlighting, heated towel rail, extractor fan.

FIRST FLOOR LANDING

Loft hatch, downlighting, doors to:

BEDROOM ONE

Front aspect double glazed leaded light bay window, radiator, fitted wardrobes.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BEDROOM THREE

Dual aspect double glazed window, downlighting, radiator.

BATHROOM

Tiled flooring and walls, shower cubicle , wash hand basin, low level w/c.

REAR GARDEN

Mainly laid to lawn, patio area, shed.

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 (0.5 Miles) - Central and Overground
Eastcote (0.9 Miles) - Metropolitan/Piccadilly
Ruislip Manor (0.9 Miles) - Metropolitan/Piccadilly
Ruislip (0.9 Miles) - Metropolitan/Piccadilly



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Approximate total area*
1084 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(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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