



Manor Gardens, Ruislip, HA4 6UB



**NO UPPER CHAIN.** Nestled on the sought-after Manor Gardens in South Ruislip, this stylish and well presented three-bedroom semi-detached home offers modern living in a prime location. With a spacious open-plan kitchen and living area, this property is perfect for families and entertainers alike. On the ground floor, you'll find the heart of the home - a bright and airy open-plan kitchen/living space, ideal for both relaxing and socialising. The sleek kitchen is well-appointed with modern fittings and ample storage. A convenient downstairs cloakroom completes the ground floor. The first floor comprises two generously sized bedrooms, served by a modern family bathroom, perfect for growing families or guests. An impressive loft extension boasts a spacious principal bedroom with ensuite shower room, offering a private retreat with elevated views and a peaceful ambience. Additional benefits include off-street parking, gas central heating and a private garden.

Located in a quiet, family-friendly area, this property is just moments from excellent transport links, including South Ruislip Station (Central Line & Chiltern Railways), local schools, parks, and shopping facilities.



### THROUGH LOUNGE

Front aspect double glazed bay window, side aspect double glazed frosted window, coved ceiling, down lighting, under stair storage cupboard, door to downstairs cloakroom, leading to:

### KITCHEN/DINER

Front aspect double glazed window, coved ceiling, down lighting, a range of base and eye level units, integrated fridge freezer, dishwasher, microwave, oven and induction hob.

### DOWNSTAIRS CLOAKROOM

Down lighting, vanity enclosed wash hand basin, low level wc.

### FIRST FLOOR LANDING

Down lighting, doors to:

### BEDROOM TWO

Front aspect double glazed bay window, down lighting, radiator.

### BEDROOM THREE

Front aspect double glazed window, down lighting, radiator.

### BATHROOM

Down lighting, tiled walls, tiled flooring, heated towel rail, panel enclosed bath with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

### MASTER BEDROOM

Skylights x 2, down lighting, radiator x 2, fitted wardrobe, eaves storage, door to:

### ENSUITE

Down lighting, tiled walls, tiled flooring, heated towel rail, shower cubicle with mixer taps, wall-mounted wash hand basin, low level wc.

### GARDEN

Panel enclosed fencing, patio area, astro turf.

### 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 (0.1 mi) - Central/Chiltern Railways  
Ruislip Gardens (0.7 mi) - Central line  
Ruislip Manor (1.4 mi) - Metropolitan/Piccadilly



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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 | 82      | 84                         |
| (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<br>2002/91/EC |



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