

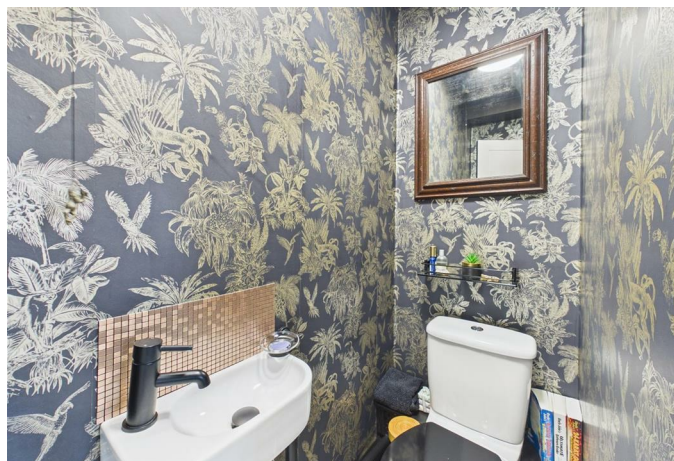
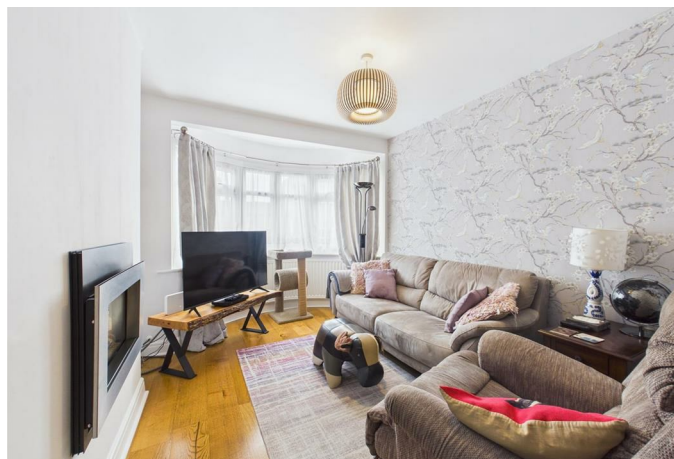


Exmouth Road, Ruislip, HA4 0UH  
£550,000



Gibson Honey are delighted to present to the market this extended two bedroom 'B' type manor home. This spacious property is set in this popular location and briefly comprises: Bay fronted living room/ dining room, modern kitchen, utility room, two good size bedrooms, family bathroom and downstairs cloakroom. Other benefits include: Double glazing, gas central heating, private rear garden, off street parking and large outbuilding to rear.

This most desirable 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 Queensmead & 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, engineered oak wood flooring, radiator, picture rail, under-stair storage cupboard

## LIVING / DINING AREA

Front aspect double glazed bay window, engineered oak wood flooring, feature fireplace, radiator

## KITCHEN

Rear aspect double glazed door, rear aspect double glazed windows, a range of base and eye level units, stainless steel sink with drying rack, four ring induction hob with extractor hood, a range of integrated appliances, tiled flooring

## UTILITY ROOM

Rear aspect double glazed windows, a range of base and eye level units, room for appliances, tiled flooring, boiler

## DOWNSTAIRS CLOAKROOM

Wall mounted wash hand basin, low level wc, heated towel rail

## LANDING

Picture rail, doors to:

## BEDROOM ONE

Front aspect double glazed bay window, radiator, picture rail

## BEDROOM TWO

Rear aspect double glazed window, radiator, storage cupboard, picture rail

## BATHROOM

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

## GARDEN

Patio area, laid to lawn, panel enclosed fence, double garage

## OUTBUILDING

Power and lighting, door to rear access.

## 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 (0.6 mi) - Central Line  
Ruislip Gardens (0.7 mi) - Central Line  
Eastcote (0.8 mi) - Metropolitan and Piccadilly Line



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

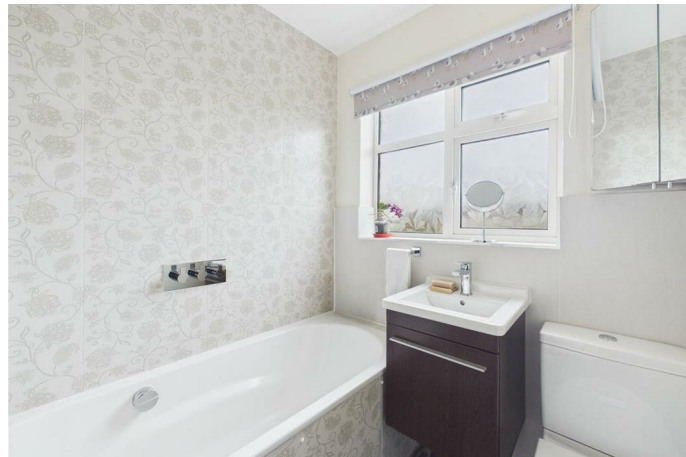
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