

Seaford Close, Ruislip, HA4 7HN

£700,000

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Situated in a quiet cul-de-sac on Seaford Close, Ruislip, this attractive four bedroom link detached family home offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, bright living/dining room overlooking the private rear garden. There is also a fitted kitchen, ground floor w/c and garage. To the first floor are four well proportioned bedrooms, all benefiting from fitted wardrobes, and a family bathroom. Externally, the property enjoys a substantial corner plot, providing a private driveway with garage access together with impressive rear and side gardens. The gardens offer an abundance of outdoor space, comprising extensive paved terraces, well-kept lawns and established boundaries that create a private and attractive setting.

Ideally located within walking distance of Ruislip's High Street and excellent transport links, including the Central, Metropolitan and Piccadilly lines and Chiltern Railways. The A40 and M25 are also easily accessible, providing convenient links to Central London and the Home Counties.







ENTRANCE HALL
Front aspect door, warm air vent, door to garage, stairs to first floor landing, doors to:

DOWNSTAIRS CLOAKROOM
Front aspect double glazed frosted window, extractor fan, wall mounted electric heater, low level wc, vanity unit incorporating wash hand basin.

LIVING/DINING ROOM
Front aspect double glazed window, warm air vents, down lightijng, patio doors to rear garden.

KITCHEN/BREAKFAST ROOM
Rear aspect double glazed windows, rear aspect double glazed door to rear garden, spaces for appliances, range of base and eye level units, gas point, extractor hood, sink and drainer with mixer tap, down lighting.



FIRST FLOOR LANDING
Side aspect double glazed frosted window, warm air vents, hatch to loft space, doors to:

BEDROOM ONE
Rear aspect double glazed window, warm air vent, fitted wardrobe.

BEDROOM TWO
Front aspect double glazed window, built in wardrobe, warm air vent.

BEDROOM THREE
Rear aspect double glazed window, warm air vent. built in wardrobe.

BEDROOM FOUR
Front aspect double glazed window, warm air vent, built in cupboard over stairs.

BATHROOM
Side aspect double glazed window, extractor fan, warm air vent, low level wc, panel enclosed bath with wall mounted electric shower over, pedestal wash hand basin.

FRONT
Off street parking for several vehicles.

SIDE GARDEN
The property benefits from a substantial side garden, mainly laid to lawn with low planting beds bordering parts of the garden. It is enclosed by a metal fence.

REAR GARDEN
The property enjoys a well proportioned, sunlit rear garden featuring a generous paved terrace ideal for outdoor dining and entertaining, leading onto a neatly maintained lawn. Mature hedging and established planting provide a pleasant degree of privacy, creating an attractive and easily manageable outdoor space suitable for both families and those looking for low maintenance living.

GARAGE
Up and over door, power and lighting.

COUNCIL TAX
London Borough of Hillingdon - Band F - £2,954.55

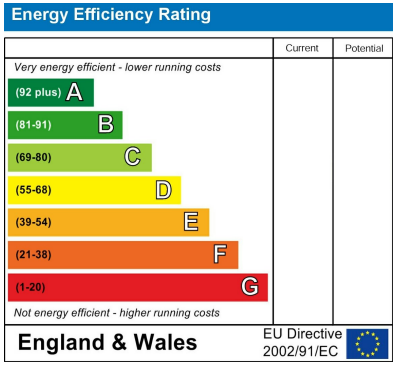
N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS
West Ruislip (0.6 Miles) - Central/Chiltern Railways
Ruislip (0.6 Miles) - Metropolitan/Piccadilly
Ickenham (1.2 Miles) - Metropolitan/Piccadilly

92 High Street, Ruislip, Middlesex, HA4 8LS
T: 01895 677766
sales@gibsonhoney.co.uk
www.gibsonhoney.co.uk

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