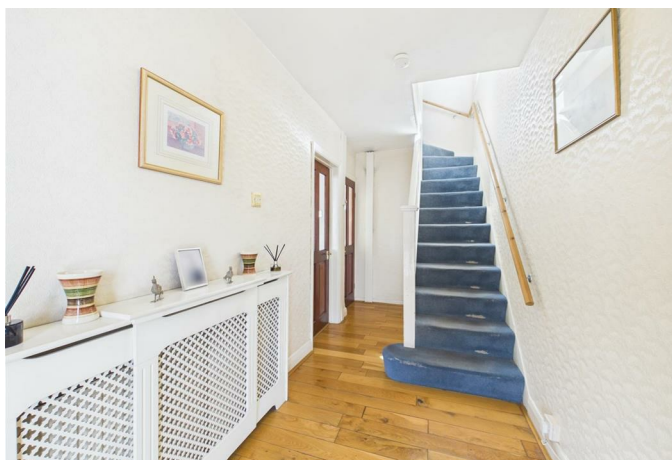




Long Drive, Ruislip, HA4 0HN
£650,000

NO UPPER CHAIN. We are delighted to present to the market this spacious three bedroom semi detached family home with vast potential to extend subject to the usual planning constraints. Located in this highly convenient location this property briefly comprises: Living room, dining room open with the kitchen. To the first floor there are three good size bedrooms with a family bathroom suite. The property benefits include: welcoming entrance hall, beautiful rear garden backing playing fields, garage via own drive and off street parking.

Long Drive is set close to South Ruislip's and Ruislip Manor's amenities including rail links (Central/Metropolitan/Piccadilly/Chiltern) and local schools such as Queensmead & Deansfield. It is also ideally located for the Old Dairy site which includes a Cinema, restaurants and Asda. The A40 is within striking distance offering swift and easy access to both London and the Home Counties.



PORCH

Front aspect door, side aspect frosted glass windows

ENTRANCE HALL

Front aspect double glazed frosted glass door, laminate flooring, radiator

LIVING ROOM

Front aspect double glazed window, radiator, feature fireplace

KITCHEN/DINER

Rear aspect double glazed sliding doors, rear aspect double glazed window, radiator, coved ceiling, laminate flooring, part tiled walls, stainless steel sink with drying rack, a range of base and eye level units, room for various appliances, extractor hood

LANDING

Side aspect double glazed window, access to loft hatch, doors to:

BATHROOM

Side aspect double glazed frosted glass window, low level wc, panel enclosed bath with mixer taps, pedestal wash hand basin, tiled flooring, tiled walls, radiator

BEDROOM ONE

Front aspect double glazed window, radiator

BEDROOM TWO

Rear aspect double glazed window, radiator, built in storage cupboard

BEDROOM THREE

Front aspect double glazed window, built in wardrobes, radiator

GARDEN

Patio area, mainly laid to lawn, garden shed for storage

GARAGE

Double doors, rear aspect window

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,500.01

N.B. WE RECOMMEND YOUR

SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

South Ruislip (0.4 Miles) - Central Line/Chiltern Railways
Eastcote (1.5 Miles) - Metropolitan/Piccadilly
Ruislip Manor (1.7 Miles) - Metropolitan/Piccadilly



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

T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

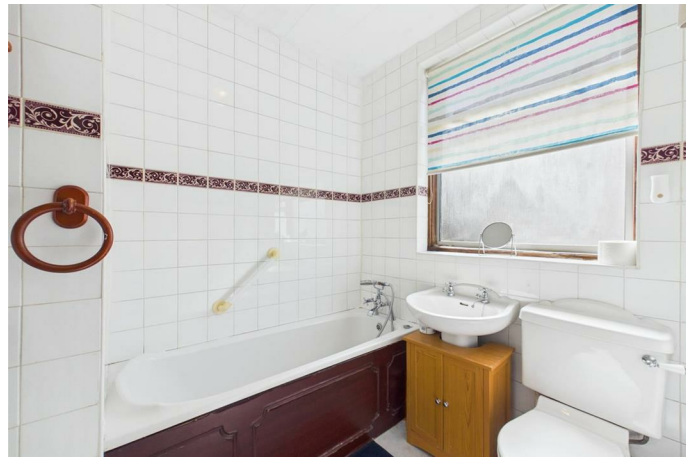
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



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