Pine Gardens, Ruislip, HA4 9TJ

£525,000

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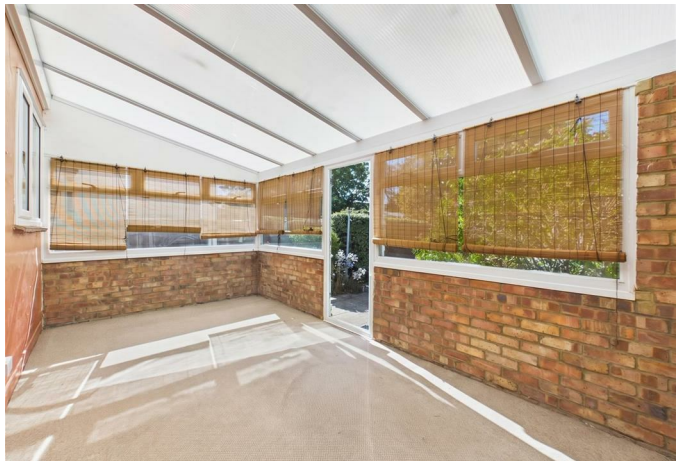
Gibson Honey are delighted to present to the market this beautifully presented three bedroom semi detached home boasting plenty of potential to extend and renovate subject to the usual planning constraints. Situated in a highly desirable location, this family home briefly comprises: Bay fronted living room which flows effortlessly into a dining area and sunroom, a kitchen, three good size bedrooms and a modern bathroom suite. The property benefits include: Private rear garden, entrance hall, gas central heating, and double glazing.

Ideally located a short walk from Bessingby park as well as Ruislip Manor and Eastcote's bustling high streets which offer numerous shops, cafes and restaurants. Both high streets are on the Metropolitan and Piccadilly lines. For the motorist the A40 leading to London and the Home Counties is easily accessible. There are a number of highly regarded schools that cater for children of all ages within close proximity.



ENTRANCE HALL
Front aspect double glazed frosted glass door, front aspect double glazed frosted glass windows, radiator, under stair storage cupboard.

LIVING ROOM/ DINER
Front aspect double glazed bay window, radiator x2, feature fireplace, picture rail, rear aspect door to sunroom.

SUNROOM
Rear aspect double glazed windows, side aspect double glazed windows, rear aspect double glazed doors.

KITCHEN
Rear aspect double glazed windows, side aspect double glazed frosted glass door to garden, tiled walls, a range of base and eye level units, stainless steel sink with drainer, room for various appliances.

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

BEDROOM ONE
Front aspect double glazed bay window, built in wardrobes, picture rail, radiator.

BATHROOM
Rear aspect double glazed frosted glass windows, radiator, vanity unit incorporating wash hand basin.

W/C
Low level wc, side aspect double glazed frosted glass window, tiled walls

BEDROOM TWO
Rear aspect double glazed windows, radiator, built in wardrobes

BEDROOM THREE
Front aspect double glazed windows, radiator

GARDEN
Patio area, mainly laid to lawn, garden shed, panel enclosed fence.

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
Eastcote (0.6 Miles) - Metropolitan/Piccadilly
Ruislip Manor (0.9 Miles) - Metropolitan/Piccadilly
Ruislip Gardens (1.5 Miles) - Central line

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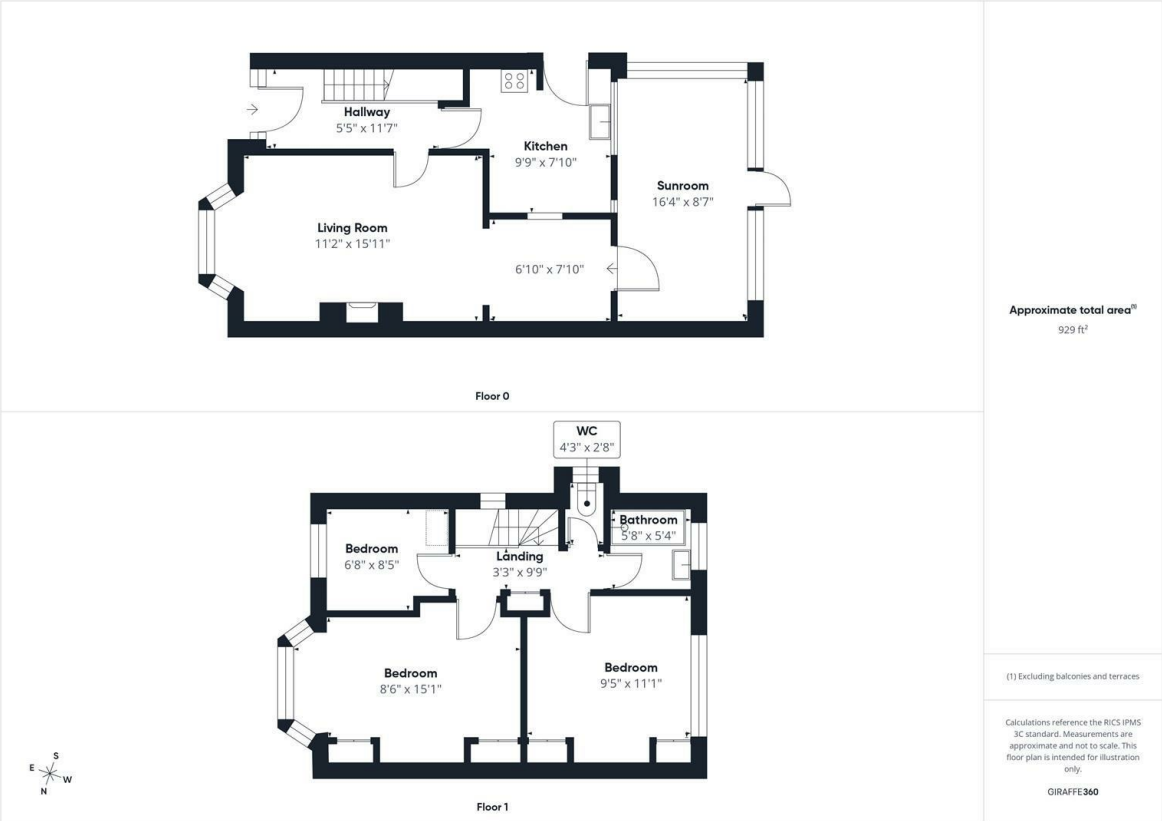

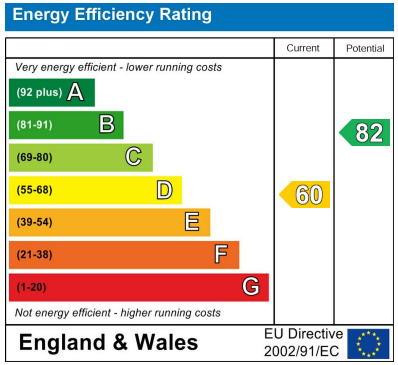

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