



Rosebury Vale, Ruislip, HA4 6AQ  
£780,000



Gibson Honey are delighted to present to the market this gorgeously presented three-bedroom family home situated on the ever-popular Rosebury Vale in Ruislip Manor. Offering bright and spacious accommodation throughout, the property briefly comprises: a welcoming entrance hallway, separate living room, generous through lounge/dining room, fitted kitchen with top of the range kitchen cabinets, three well-proportioned bedrooms and a modern family bathroom. Further benefits include gas central heating, double glazing, a professionally landscaped private rear garden and off-street parking, and garage.

The property comes with full Building Regulations approval to convert the existing garage into a versatile ground-floor bedroom/living space with shower room/WC, including approved architectural plans and council permissions.

Perfectly positioned within easy walking distance of Ruislip Manor High Street, the property is conveniently located for a range of local shops, cafés, restaurants and transport links, including Ruislip Manor Station (Metropolitan and Piccadilly lines). A number of highly regarded schools are close by, while the A40 provides swift and easy access to Central London and the Home Counties.



### ENTRANCE PORCH

Front aspect double glazed double doors, side aspect double glazed window, tiled flooring.

### ENTRANCE HALL

Front aspect front door, front aspect leaded light stained glass window, solid oak wood flooring, radiator, stairs to first floor landing, doors to:

### LIVING ROOM

Front aspect double glazed bay window, radiator.

### THROUGH LOUNGE

Side aspect leaded light stained glass windows, radiator, solid oak wood flooring, feature fireplace, picture rail, airing cupboard housing hot water tank, under-stair storage cupboard.

### DINING AREA

Rear aspect double glazed double doors, solid oak wood flooring, picture rail.

### KITCHEN

Rear aspect double glazed window, side aspect double glazed window, breakfast bar, integrated oven and dishwasher, five ring gas hob with extractor hood, stainless steel sink with drainer, granite countertops, a range of base and eye level units, tiled flooring, room for various appliances.

### FIRST FLOOR LANDING

Side aspect leaded light stained glass window, access to loft hatch, doors to:

### BEDROOM ONE

Front aspect double glazed bay window with shutters, built-in wardrobes, downlighting, radiator.

### FAMILY BATHROOM

Rear aspect double glazed frosted glass window, tiled walls, tiled flooring, underfloor heating, low level wc, heated towel rail, vanity unit incorporating wash hand basin, panel enclosed bath with mixer taps and wall mounted rainfall shower, downlighting.

### BEDROOM TWO

Rear aspect double glazed window, coved ceiling, picture rail, radiator.

### BEDROOM THREE

Front aspect double glazed bay-style window with shutters, laminate flooring, coved ceiling, radiator.

### REAR GARDEN

Professionally landscaped garden, mainly laid to lawn, front and rear patio area.

### GARAGE

Up and over door.

### 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

Ruislip Manor (0.3 Miles) - Metropolitan/ Piccadilly  
Ruislip Gardens (0.8 Miles) - Central Line



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Approximate total area<sup>(1)</sup>  
1248 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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



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