



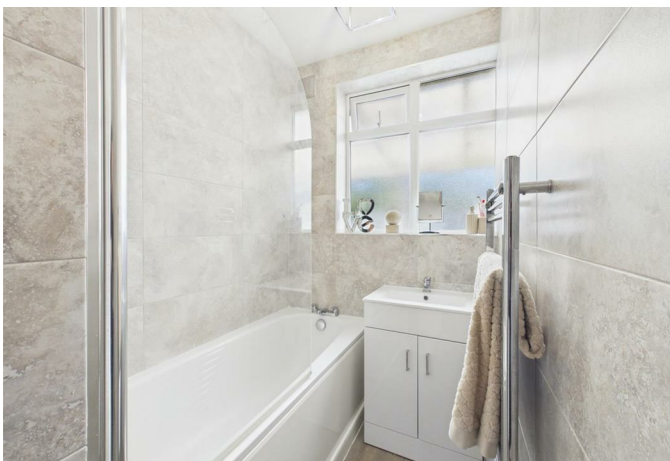
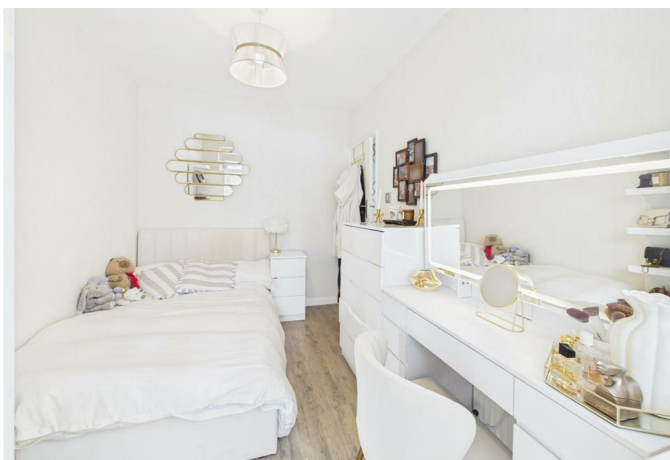
Willow Grove, Ruislip, HA4 6DG
£725,000



Gibson Honey are pleased to offer this attractive two bedroom detached bungalow, ideally positioned on the ever popular Willow Grove in Ruislip. Beautifully presented throughout, the property offers bright and well balanced accommodation, comprising a welcoming entrance hallway, two generous bedrooms, a spacious lounge, a contemporary fitted kitchen, and a stylish bathroom.

Further benefits include double glazing, gas central heating, a private rear garden, off-street parking via a paved driveway, and excellent scope to extend, subject to the usual planning consents, allowing purchasers the opportunity to create their ideal home.

Located just a short walk from Ruislip Tube Station (Metropolitan and Piccadilly Lines) and High Street, this home is ideally positioned for local amenities, schools, and green spaces. The A40 offers easy access to Central London and the Home Counties.



ENTRANCE HALL

Front aspect frosted leaded light entrance door, Kamdean LVT flooring, radiator, storage cupboard, hatch to loft space, doors to:

LIVING ROOM

Front aspect double glazed bay window with shutters, Kamdean LVT flooring, radiator.

BEDROOM ONE

Front aspect double glazed bay window with shutters, Kamdean LVT flooring, radiator,.

BEDROOM TWO

Rear aspect windows, Kamdean LVT flooring, radiator, doors leading to:

UTILITY ROOM

Rear aspect double glazed window, side aspect windows, Kamdean LVT flooring, radiator, space for washing machine and dryer.

BATHROOM

Rear aspect double glazed frosted window, Kamdean LVT flooring, tiled walls, panel enclosed bath with wall mounted rainfall shower attachment and mixer taps, heated towel rail.

WC

Rear aspect double glazed frosted window, Kamdean LVT flooring, low level w/c.

KITCHEN

Side aspect double glazed window, rear aspect double glazed bi-fold doors to rear garden, Kamdean LVT flooring, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, cupboard housing boiler, space for oven, space for dishwasher, radiator.

FRONT

Partly laid to lawn, off street parking.

REAR GARDEN

Mainly laid to lawn, decking area, panel enclosed fence, side access.

GARAGE

Power and lighting, front and rear aspect double doors.

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 (0.3 Miles) -
Metropolitan/Piccadilly
Ruislip Manor (0.3 Miles)-
Metropolitan/Piccadilly
Ruislip Gardens (1.1 Miles)-
Central Line

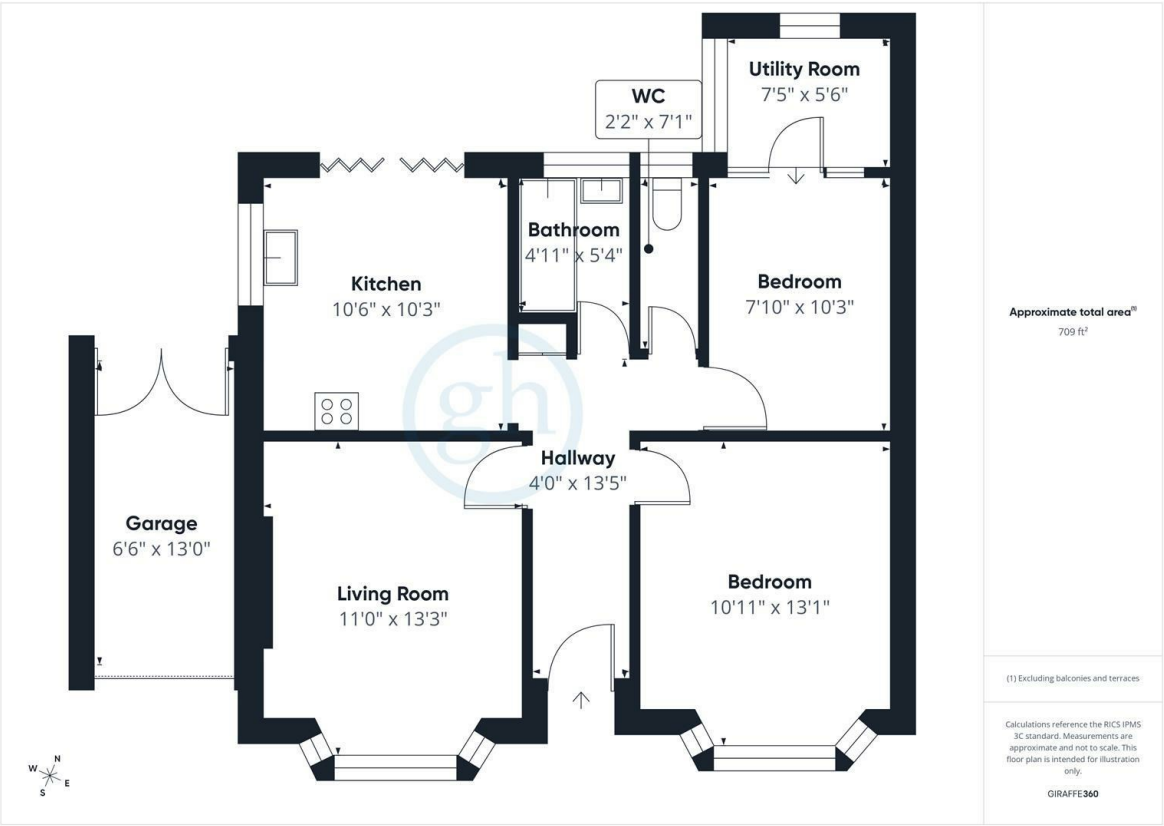


92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		65
(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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