



Brackenbridge Drive, Ruislip, HA4 0LZ
£575,000



Gibson Honey is proud to present this large Semi Detached home in need of modernisation and set in this highly popular location. Having plenty of potential to personalise and extend (subject to the usual planning constraints), this property briefly comprises: Three good size bedrooms, through lounge diner, spacious kitchen and bathroom suite. The benefits include: downstairs cloakroom, double glazing, gas central heating, larger than average rear garden and ample off street parking. Peacefully set just moments from the area's variety of shopping and transport facilities (BR/Central/Metropolitan/Piccadilly lines). For the motorist the A40/M40 are just a short drive away providing swift and easy access into Central London and the Home Counties. The property is also ideally located within the catchment areas of a selection of highly regarded local schools. It is also close to the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema.



ENTRANCE PORCH

Front aspect front door, rear aspect door leading to garden, side aspect double glazed frosted glass door leading to:

ENTRANCE HALL

Storage cupboard housing meters, radiator, stairs to first floor landing, doors to:

THROUGH LOUNGE/ DINER

Front aspect double glazed windows, radiator x2, feature fireplace, rear aspect double glazed door to garden.

KITCHEN

Rear aspect double glazed window, a range of base and eye level units, part tiled walls, tiled flooring, stainless steel sink with drainer, room for appliances, boiler, side aspect door to garden.

DOWNSTAIRS W/C

Front aspect double glazed frosted glass window, low level wc, radiator

FIRST FLOOR LANDING

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

BEDROOM ONE

Rear aspect double glazed window, radiator, storage cupboard

FAMILY BATHROOM

Side aspect double glazed frosted glass window, radiator, wall mounted wash hand basin, tiled walls, low level wc, standing shower cubicle with wall mounted power shower

BEDROOM TWO

Front aspect double glazed window, radiator, storage cupboard

BEDROOM THREE

Rear aspect double glazed window, radiator, storage cupboard

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence

COUNCIL TAX

London Borough of Hillingdon - Band D - £2,045.46

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

DISTANCE TO STATIONS

South Ruislip (0.6 Mi) - Central Line
Eastcote (1.3 Mi) - Metropolitan/Piccadilly



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

T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk



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



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.