



Exmouth Road, Ruislip, HA4 0UG  
£550,000



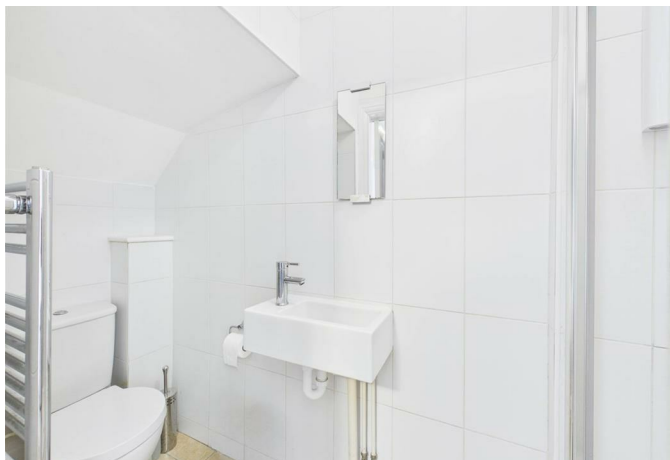
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NO UPPER CHAIN. Gibson Honey are delighted to present to the market this skilfully extended three bedroom Suntrap 'B' type manor home. This spacious property is set in this popular location and briefly comprises: Suntrap-style bay fronted through lounge/ diner, modern kitchen and breakfast room, two double bedrooms and an additional third bedroom, family bathroom and downstairs bathroom. Other benefits include: Double glazing, gas central heating, private rear garden, and off street parking.

This most desirable property is set close to South Ruislip's and Ruislip Manor's amenities including rail links (Chiltern/Central/Metropolitan/Piccadilly) and local schools such as Queensmead & Deansfield. It is also ideally located for the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema. The A40 is within striking distance offering swift and easy access to both London and the Home Counties. For families there are a number of parks a short walk away.



### ENTRANCE PORCH

Front aspect double glazed frosted glass door, side aspect double glazed frosted glass window, tiled flooring

### LIVING AREA

Front aspect double glazed suntrap bay window, laminate flooring, radiator x2, coved ceiling

### DOWNSTAIRS BATHROOM

Tiled flooring, tiled walls, low level w/c, heated towel rail, wall mounted wash hand basin, standing shower cubicle

### KITCHEN/ BREAKFAST ROOM

Rear aspect double glazed window, rear aspect double glazed door, tiled flooring, tiled walls, a range of base and eye level units, downlighting, storage cupboard housing boiler, sink and a half with drainer, room for integrated appliances, radiator



### LANDING

Doors to:

### BEDROOM ONE

Front aspect double glazed suntrap bay window, laminate flooring, radiator, built in wardrobes

### BEDROOM TWO

Rear aspect double glazed window, laminate flooring, radiator, built in wardrobes

### BEDROOM THREE

Front aspect double glazed window, laminate flooring, built in wardrobe

### BATHROOM

Rear aspect double glazed frosted glass windows, tiled walls, tiled flooring, tile enclosed bathtub with shower attachment, vanity unit incorporating wash hand basin, low level wc

### 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 (0.7Miles) - Central line/Chiltern line  
Ruislip Gardens (1 Mile) - Central line  
Ruislip Manor (1.3 Miles) - Metropolitan/Piccadilly.

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

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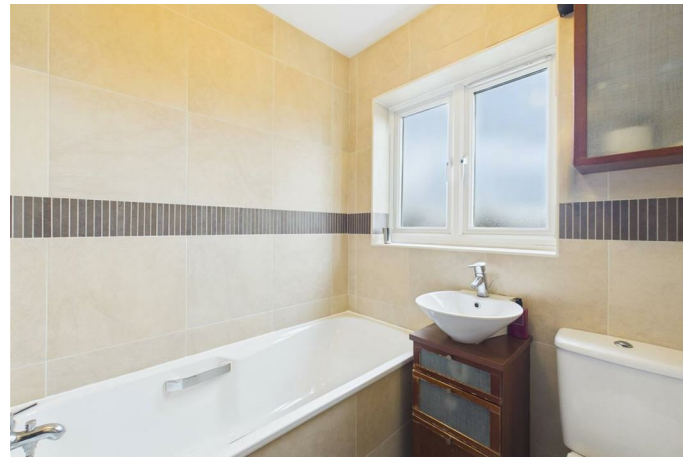
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



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