



Crosier Way, Ruislip, HA4 6HF
£675,000



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NO UPPER CHAIN. We are pleased to present to the market this charming and well proportioned extended semi-detached bungalow. With potential to extend further subject to the usual planning constraints, the property briefly comprises; three good size bedrooms, bay fronted living room, modern bathroom suite and fitted kitchen breakfast room. This property benefits from an entrance porch, double glazing, gas central heating, garage, off street parking and private rear garden. Ideally situated just moments from Ruislip & Ruislip Manor's shopping and transport facilities (Metropolitan/Piccadilly lines). Ruislip Gardens station (Central line) is also within walking distance. The A40/M40 is just a short drive away providing swift and easy access into Central London and the Home Counties. The property is also within the catchment area of several highly regarded primary and secondary schools.



ENTRANCE PORCH

Tiled flooring, side aspect leaded light entrance door, leading to:

ENTRANCE HALL

Side aspect door, side aspect stained glass leaded light windows, radiator, hatch to loft space, doors to:

LIVING ROOM

Front aspect double glazed windows, coved ceiling, radiator, feature fire place.

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed door, rear aspect double glazed leaded light window, tiled flooring, part tiled walls, radiator, a range of base and eye level units, one and a half stainless steel sink with drainer, integrated appliances including oven, microwave, dishwasher, five gas ring hobs and extractor hood.

BEDROOM ONE

Front aspect double glazed windows, radiator.

BEDROOM TWO

Rear aspect double glazed double doors, rear aspect double glazed window, radiator.

BEDROOM THREE

Skylight, radiator.

BATHROOM

Skylight, tiled flooring, tiled walls, radiator, downlighting, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin.

REAR GARDEN

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

GARAGE

Front aspect door, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

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

DISTANCE TO STATIONS

Ruislip station (0.6 Miles) - Metropolitan/Piccadilly
Ruislip Gardens (1 Miles) - Central
West Ruislip (1.1 Miles) - Central/Chiltern Railways



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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	



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