



Walnut Way, Ruislip, HA4 6TD  
£525,000



gibsonhoney

A well presented terraced family home situated in a highly convenient and peaceful location. This property briefly comprises; three bedrooms, bay-fronted living room, separate dining area, fitted kitchen and modern bathroom suite. The property benefits from off street parking, good size rear garden, outbuilding, double glazing and gas central heating.

This property is surrounded by an array of local amenities including South Ruislip, Ruislip Gardens and Ruislip Manor which offer a good range of local shops, restaurants, bus routes and rail links including Ruislip Gardens tube station which is within approximately 5 minutes walk. The A40/M40/M25 are set within striking distance offering swift and easy access to both Central London and the Home Counties.



### ENTRANCE HALL

Front aspect double glazed frosted glass door, laminate flooring, radiator, stairs to first flooring landing

### LIVING ROOM

Front aspect double glazed bay window, radiator, coved ceiling, feature fireplace

### KITCHEN

Rear aspect double glazed frosted glass door, a range of base and eye level units, tiled flooring, part tiled walls, coved ceiling, stainless steel sink and half with drying rack, four ring gas hob with extractor hood, room for various integrated appliances, storage cupboard

### DINING ROOM

Rear aspect double glazed double doors, radiator, coved ceiling, laminate flooring

### CONSERVATORY

Side aspect double glazed door to garden

### LANDING

Coved ceiling, laminate flooring, access to loft hatch, doors to:

### BATHROOM

Rear aspect double glazed frosted glass window, vanity unit incorporating wash hand basin, standing shower cubicle, coved ceiling, tiled flooring, tiled walls, downlighting, low level wc, heated towel rail

### BEDROOM ONE

Front aspect double glazed window, radiator, built in storage cupboard, coved ceiling, laminate flooring

### BEDROOM TWO

Rear aspect double glazed window, laminate flooring, radiator, coved ceiling

### BEDROOM THREE

Front aspect double glazed window, radiator, built in storage cupboard, coved ceiling, laminate flooring

### GARDEN

Patio area, partly laid to lawn, outbuilding

### GARAGE

### 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 Station – 0.4 miles (Central Line/ Chiltern Line)  
Ruislip Gardens Station – 0.5 miles (Central Line)  
Ruislip Station – 1.1 miles (Metropolitan / Piccadilly Line)



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

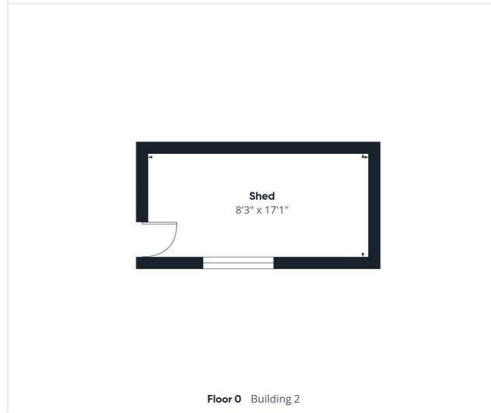
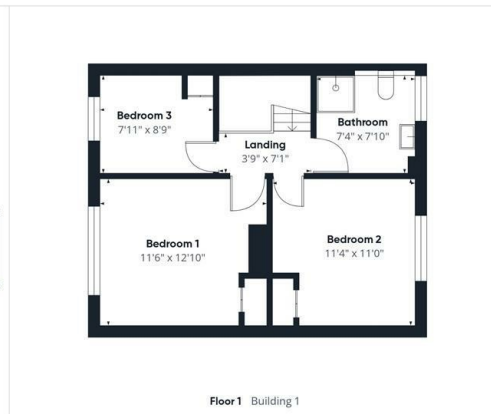
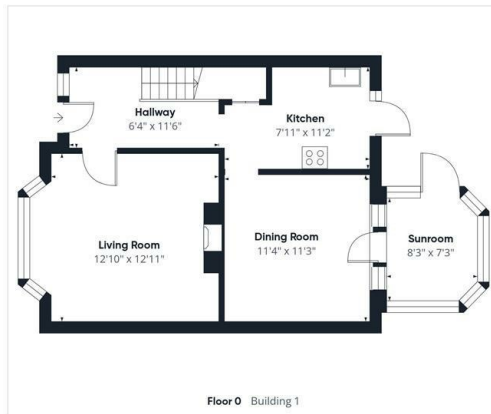
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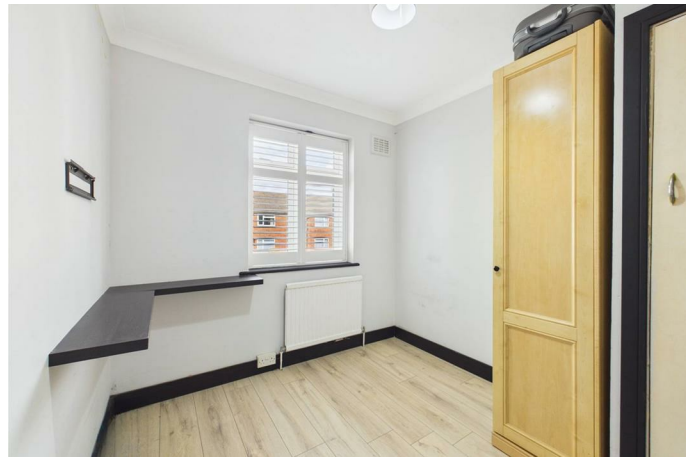
Approximate total area<sup>®</sup>  
1107 ft<sup>2</sup>

(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>		<b>80</b>
(39-54) <b>E</b>	<b>65</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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