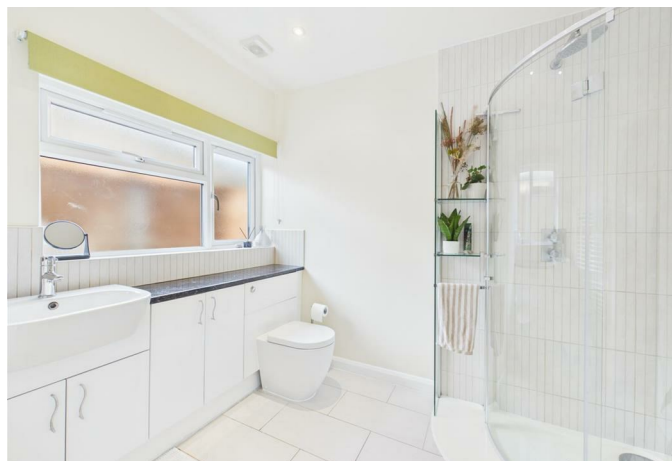




Glenalla Road, Ruislip, HA4 8DW
£825,000



Situated on one of Ruislip's most sought after residential roads, this attractive three bedroom detached chalet style bungalow is offered to the market with NO UPPER CHAIN. Presenting an excellent opportunity for families, downsizers, or those seeking a home with further potential. The property boasts versatile accommodation arranged over two floors, with two well proportioned bedrooms located on the ground floor and a spacious principal bedroom occupying the first floor alongside a storage room which could be used as a fourth bedroom. At the heart of the home is a stunning open plan kitchen/dining room, providing the perfect space for modern family living and entertaining. Further benefits include two bathrooms, utility room, a generous rear garden ideal for outdoor enjoyment with outbuilding and to the front is ample off street parking. This superb home is ideally located for a cluster of highly regarded schools and both Ruislip and Ruislip Manor High Streets offering a good range of local shops, bus routes, restaurants and rail links (Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. We strongly recommend an internal viewing.



ENTRANCE HALL

Side aspect double glazed stained glass entrance door, laminate flooring, under stair storage cupboard, radiator, stairs to first floor landing, leading to kitchen/diner:

LIVING ROOM

Downlighting, laminate flooring, wall mounted radiator.

KITCHEN/DINER

Rear aspect double glazed bi-fold doors to rear garden, skylight x 2, Downlighting, wall mounted radiator, a range of base and eye level units, inset one and a half stainless steel sink with drainer, a range of fitted appliances including fridge freezer, wine cooler, oven and microwave, five gas hob rings and extractor hood, fitted dishwasher, door to:

UTILITY ROOM

Downlighting, tiled flooring, base and eye level unit, wall mounted boiler, space for washing machine, fridge and freezer.

BATHROOM

Side aspect double glazed frosted window, downlighting, tiled flooring, part tiled walls, walk in shower cubicle with rain fall shower attachment with mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

BEDROOM TWO

Front aspect double glazed leaded light part bay window with blind shutters, laminate flooring, radiator.

BEDROOM THREE

Front aspect double glazed leaded light part bay window with blind shutters, laminate flooring, radiator.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, doors to:

BEDROOM ONE

Rear aspect double glazed windows, wall mounted radiator

BATHROOM

Downlighting, rear aspect double glazed frosted windows, tiled flooring,

part tiled walls, shower cubicle with rainfall shower attachment with mixer taps, vanity unit incorporating wash hand basin, low level w/c, heated towel rail.

STORAGE ROOM/PLAYROOM

Could potentially be used as a fourth bedroom.

FRONT

Off street parking.

REAR GARDEN

Patio area x 2, mainly laid to lawn, panel enclosed fence, garden shed, side access.

OUTBUILDING

Power and lighting.

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 Manor (0.5 miles)
Metropolitan/Piccadilly
Ruislip (0.6 miles)
Metropolitan/Piccadilly
West Ruislip (1.4 Miles) - Central line/Chiltern Railways

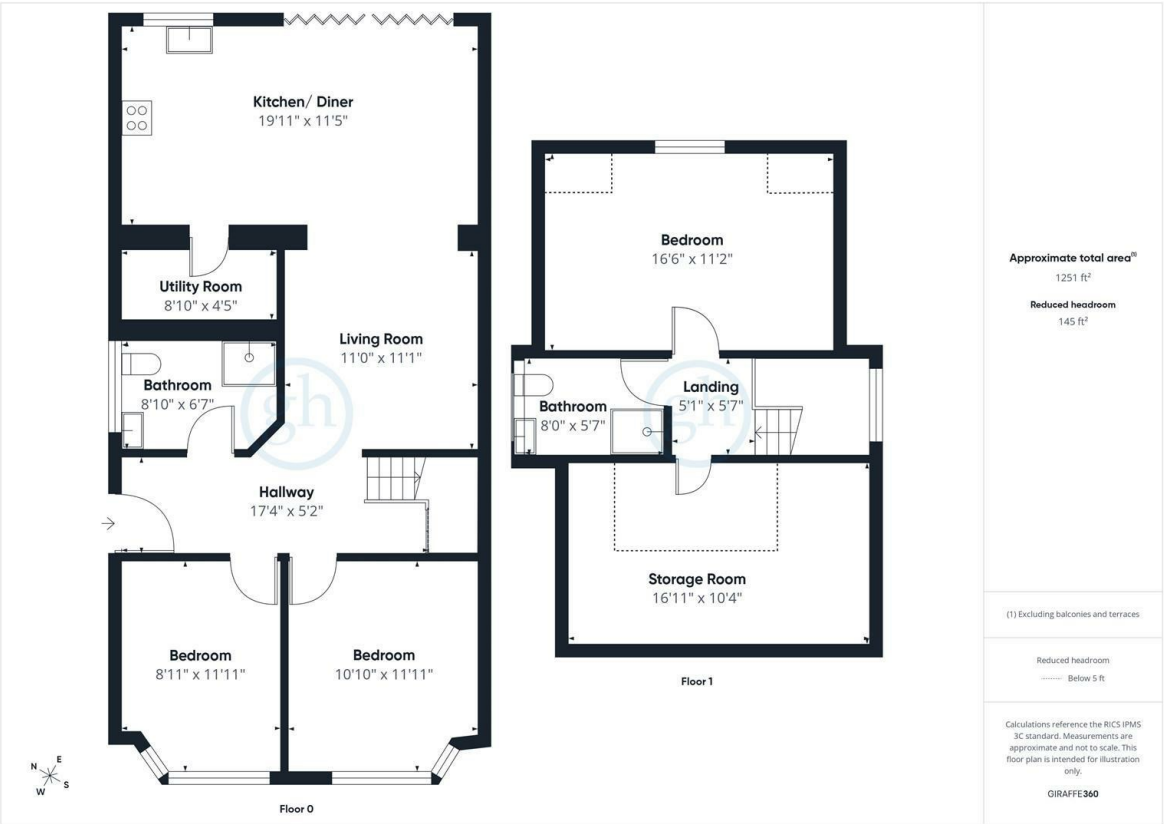


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		47	83
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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