

Lea Crescent, Ruislip, HA4 6PW

£550,000

gibsonhoney

We are pleased to present to the market this bright and spacious home situated in this highly convenient location. This well proportioned family home briefly comprises: Three bedrooms, living room, kitchen, and downstairs bathroom. The property benefits include: Double glazing, entrance hall, gas central heating, off street parking, private rear garden and rear garage.

This desirable property is set within a stones throw of Ruislip Gardens Primary school and also within catchment of Ruislip High. Plenty of local amenities surround this property including Ruislip Gardens, Ruislip Manor and Ruislip high streets 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 window, radiator, under-stair storage cupboard, stairs to first floor landing, doors to:

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

KITCHEN
Rear aspect double glazed frosted glass door to garden, rear aspect double glazed window, tiled flooring, part tiled walls, a range of base and eye level units, sink with drainer, boiler, room for various appliances, extractor hood.

BATHROOM
Rear aspect double glazed frosted glass window, tiled flooring, tiled walls, radiator, pedestal wash hand basin, panel enclosed bath, wall mounted electric shower, low level wc.



FIRST FLOOR LANDING
Access to loft hatch, doors to:

BEDROOM ONE
Front aspect double glazed bay window, frost aspect double glazed window, radiator, built in wardrobes

BEDROOM TWO
Rear aspect double glazed window, radiator, laminate flooring, coved ceiling, storage cupboard.

BEDROOM THREE
Rear aspect double double glazed window, radiator, built in wardrobes.

GARDEN
Mainly laid to lawn, panel enclosed fence, west facing.

GARAGE
Up and over door.

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

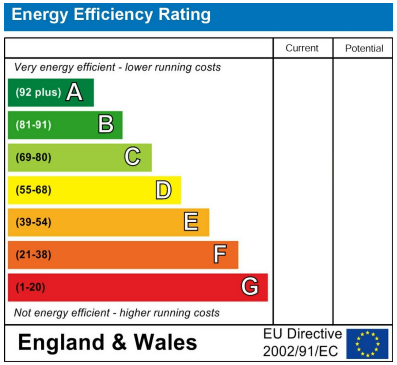
N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS
Ruislip Gardens (0.4 Miles) - Central Line
Ruislip Manor (1.6 Miles) - Metropolitan/Piccadilly

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