



Seaton Gardens, Ruislip, HA4 0AX
£625,000

Gibson Honey is proud to market this exceptionally well presented and skilfully extended three bedroom, two bathroom home. Set in this peaceful location, this versatile residence briefly comprises: a reception room, an exceptionally appointed fitted kitchen/dining room, utility area and downstairs bathroom. The first floor is comprised of a master bedroom with an ensuite, a FURTHER double bedroom and a good sized third bedroom. The property benefits include: A beautiful rear garden and summerhouse, off street parking, downstairs bathroom and a sunroom.

This property is set in the heart of Ruislip Manor and a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School and Ruislip High School. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect front door, downlighting, wood flooring

LIVING ROOM

Front aspect double glazed bay window, wood flooring, downlighting, radiator, door to:

KITCHEN/DINER

Tiled flooring, underfloor heating, part tiled walls, downlighting,

a range of base and eye level units, various integrated appliances, four ring gas hob with extractor hood, sink with drainer

DOWNSTAIRS BATHROOM

Rear aspect double glazed frosted glass windows, tiled walls, tiled flooring, underfloor heating, vanity unit incorporating wash hand basin, low level wc, tile enclosed bath with wall mounted shower, downlighting, heated towel rail.

SUNROOM

Rear aspect double glazed double doors to garden, wood flooring.

FIRST FLOOR LANDING

Downlighting, access to loft hatch, doors to:

BEDROOM ONE

Front aspect double glazed bay window, radiator, downlighting.

ENSUITE

Front aspect double glazed glass window, standing shower cubicle with wall mounted shower, low level w/c, tiled walls, pedestal wash hand basin, downlighting, laminate flooring.

BEDROOM TWO

Dual aspect windows, radiator, downlighting

BEDROOM THREE

Rear aspect double glazed window, downlighting, radiator

GARDEN

Decking area for garden furniture, mainly laid to lawn, summerhouse/ additional garden storage, artificial grass, patio area

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 Manor (0.3 miles) - Metropolitan and Piccadilly Line
Ruislip Gardens (0.6 miles) - Central Line and Chiltern Railway



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		71	
(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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