

Bideford Road, Ruislip, HA4 0UD

£600,000

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CHAIN FREE! Gibson Honey is proud to present this beautifully appointed three-bedroom 'B' type manor home, ideally positioned on Bideford Road, South Ruislip, offering spacious and versatile accommodation arranged over three floors.

The ground floor comprises a bright bay-fronted reception room, generous open-plan kitchen/dining room with direct access to the rear garden, and a guest bathroom. The first floor provides two well-proportioned bedrooms and a family bathroom, whilst the top floor is dedicated to an impressive principal bedroom with useful eaves storage.

Externally, the private rear garden features a superb BBQ area and a large outbuilding currently arranged as a gym, offering excellent potential as a home office or studio. This property is conveniently located for local schools, amenities, parks and transport links, including South Ruislip station and the A40.







ENTRANCE HALL
Front aspect double glazed frosted glass door, radiator, wood flooring, door to:

LIVING ROOM
Front aspect double glazed bay window, radiator, wood flooring, downlighting.

KITCHEN/ DINER
Rear aspect double glazed doors to garden, rear aspect double glazed window, rear aspect double glazed velux window, wood flooring, radiator, downlighting, radiator x2, a range of base and eye level units, room for various appliances, 7 ring gas hob with extractor hood, stainless steel sink with drainer.



DOWNSTAIRS SHOWER ROOM
Part tiled walls, heated towel rail, pedestal wash hand basin, downlighting, low level wc, standing shower cubicle with wall mounted shower.

FIRST FLOOR LANDING
Front aspect double glazed window, downlighting, radiator.

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

FAMILY BATHROOM
Rear aspect double glazed frosted glass window, tiled flooring, part tiled walls, low level wc, pedestal wash hand basin, heated towel rail, standing shower cubicle with wall mounted shower, downlighting.

BEDROOM TWO
Rear aspect double glazed window, downlighting, radiator

SECOND FLOOR LANDING
Door to:

BEDROOM THREE
Rear aspect double glazed windows, front aspect double glazed velux window, downlighting, radiator, eaves storage, built in wardrobes.

GARDEN
Patio Area, mainly laid to lawn, covered outdoor seating with barbecue area, panel enclosed fence.

OUTBUILDING

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 (0.4 Mi) - Central Line
Ruislip Gardens (0.5 Mi) - Central Line
Ruislip Manor (1 Mi) - Metropolitan + Piccadilly Line

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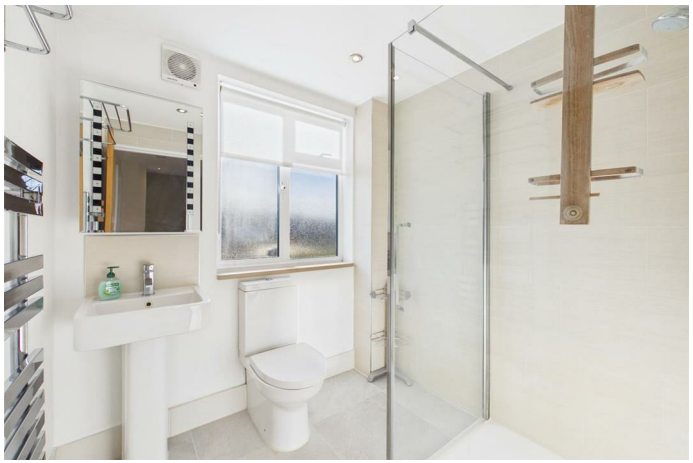
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Approximate Area = 1129 sq ft / 104.8 sq m
Limited Use Area(s) = 86 sq ft / 7.9 sq m
Outbuilding = 245 sq ft / 22.7 sq m
Total = 1460 sq ft / 135.4 sq m
For identification only - Not to scale

Denotes restricted head height

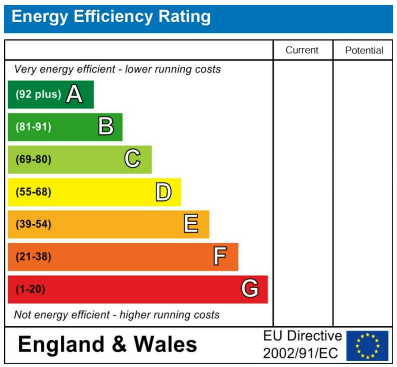












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