



Filey Way, Ruislip, HA4 9AY
£450,000

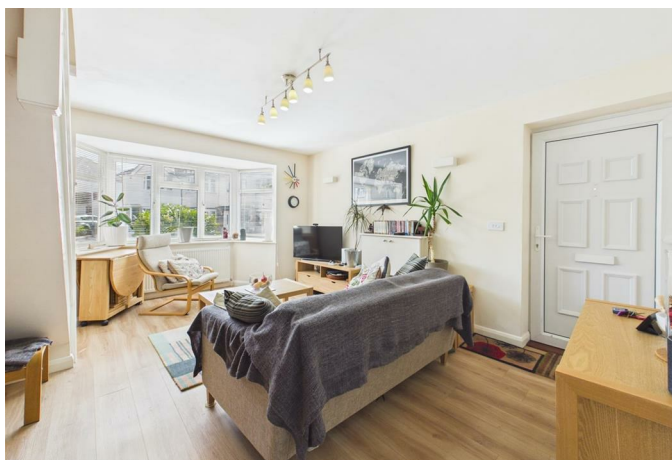




gibsonhoney

We are delighted to be favoured with instructions for this end of terrace home set in this highly convenient location. This ideal first time purchase briefly comprises : Fitted kitchen, through lounge/diner and modern bathroom suite. The property benefits : Double glazing, gas central heating, rear garden, downstairs cloakroom and off street parking.

The property is well situated for Ruislip Manor & Ruislip Garden's shopping and transport facilities (Central line/BR/Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. There are plenty of local schools in the vicinity including the Ruislip High School and Lady Bankes which are both within easy walking distance.



LIVING ROOM

Side aspect door, front aspect double glazed window, radiator, stairs to first floor landing.

KITCHEN

Side aspect door to rear garden, rear aspect double glazed window, range of base and eye level units, gas hob, electric oven, extractor hood, space for fridge, cupboard housing boiler, storage cupboard.

DOWNSTAIRS WC

Rear aspect double glazed frosted window, low level wc, radiator, wall mounted wash hand basin.

LANDING

Doors to:

BEDROOM ONE

Front aspect double glazed window, radiator, built in mirrored wardrobes.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BATHROOM

Rear aspect double glazed frosted window, vanity unit incorporating wash hand basin, panel enclosed bath, low level wc, heated towel rail.

FRONT

Block paved off street parking.

REAR GARDEN

Patio and shingle areas, panel enclosed fence, garden shed.

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 (0.6 miles) -
Metropolitan/Piccadilly
Ruislip Gardens (0.9 miles) -
Central



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

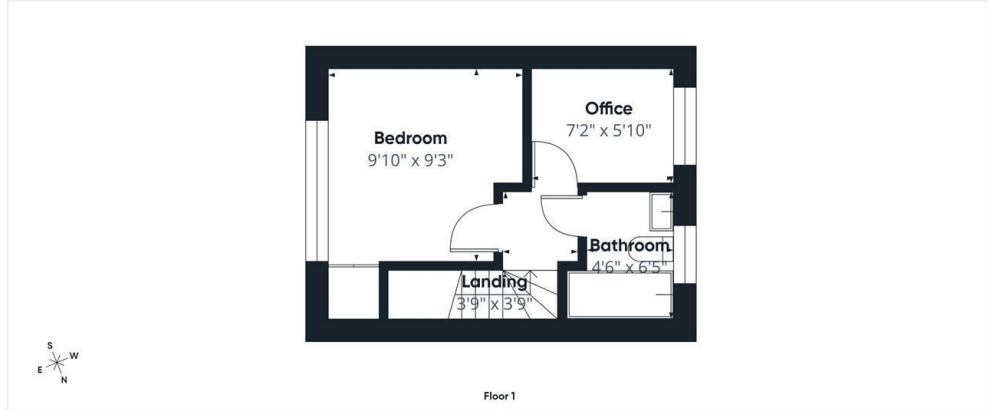
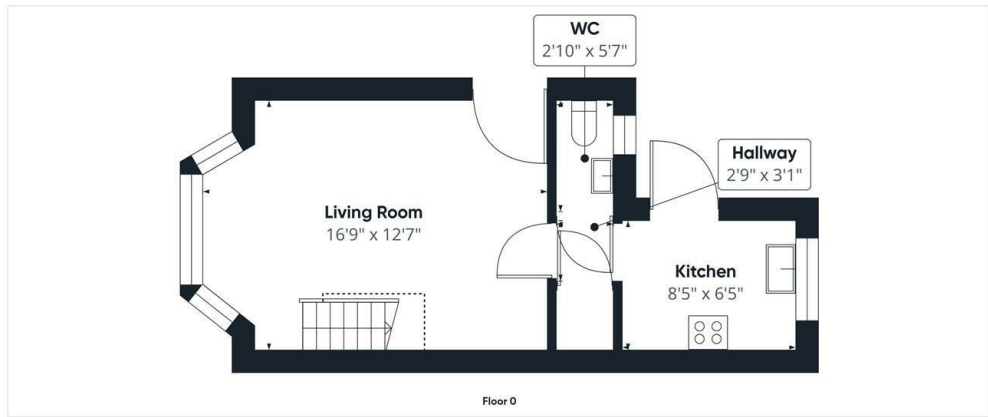
T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk



gibsonhoney



Approximate total area^m
480 ft²

Reduced headroom
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

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



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.