Warrender Way, Ruislip, HA4 8EB

£675,000

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NO UPPER CHAIN. A fantastic opportunity to acquire and put your own stamp on this spacious three bedroom semi-detached home, brimming with potential and perfectly positioned in a highly sought-after location. With potential to extend subject to the usual planning constraints, this family home briefly comprises, bright and airy entrance hall, partial bay fronted living room, separate dining room, fitted kitchen, sunroom, three good size bedrooms and bathroom suite. The property benefits from an entrance porch, downstairs cloakroom, double glazing, gas central heating, good size private rear garden and garage. Situated just moments from Ruislip High Street, you'll enjoy easy access to local shops, restaurants, and excellent transport links. Nearby Ruislip Manor and Eastcote Underground Stations (Metropolitan & Piccadilly lines) provide fast connections to Baker Street and the City. Families will appreciate the proximity to highly regarded schools, including Warrender and Bishop Ramsey.

ENTRANCE PORCH
Dual aspect double glazed windows, front aspect double glazed sliding door, tiled flooring, door to:

ENTRANCE HALL
Front aspect double glazed frosted leaded light entrance door, side aspect double glazed frosted window, coved ceiling, storage cupboard, stairs to first floor landing, under stair storage cupboard housing gas meter, doors to:

DOWNSTAIRS CLOAKROOM
Side aspect double glazed frosted window, part tiled walls, coved ceiling, wall mounted wash hand basin, low level wc, radiator.

LIVING ROOM
Front aspect double glazed leaded light part bay window, feature electric fireplace, coved ceiling, radiator, double doors to:

DINING ROOM
Rear aspect double glazed leaded light window, rear aspect double glazed leaded light door to rear garden, coved ceiling, radiator.

KITCHEN
Rear aspect double glazed window, tiled flooring, coved ceiling, part tiled walls, a range of base and eye level units, one and a half stainless steel sink with drainer, four electric hob rings with extractor, integrated appliances including double oven, washing machine and fridge freezer, side aspect double glazed leaded light door to:

CONSERVATORY
Dual aspect double glazed window, rear aspect double glazed door to rear garden.

FIRST FLOOR LANDING
Side aspect double glazed frosted window, hatch to loft space, storage cupboard housing boiler, doors to:

BEDROOM ONE
Front aspect double glazed leaded light partial bay window, radiator, coved ceiling.

BEDROOM TWO
Rear aspect double glazed window, fitted wardrobe, coved ceiling, radiator.

BEDROOM THREE
Front aspect double glazed leaded light window, radiator, coved ceiling.

BATHROOM
Dual aspect double glazed frosted window, tiled flooring, tiled walls, tiled enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, radiator, cupboard housing dryer.

FRONT
Patio pathway, laid to artificial lawn.

REAR GARDEN
Patio area, mainly laid to lawn, panel enclosed fence, garden shed x 1, door to:

GARAGE
Up and over door, front aspect window, power and lighting.

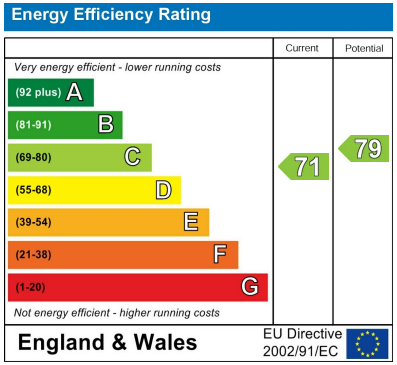
COUNCIL TAX
London Borough of Hillingdon - Band E - £2,386.24

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

DISTANCE TO STATIONS
Ruislip Manor (0.4 Miles) - Metropolitan and Piccadilly
Eastcote (0.6 Miles) - Metropolitan and Piccadilly
Ruislip (0.7 Miles) - Metropolitan and Piccadilly

92 High Street, Ruislip, Middlesex, HA4 8LS
T: 01895 677766
sales@gibsonhoney.co.uk
www.gibsonhoney.co.uk

gibsonhoney



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