

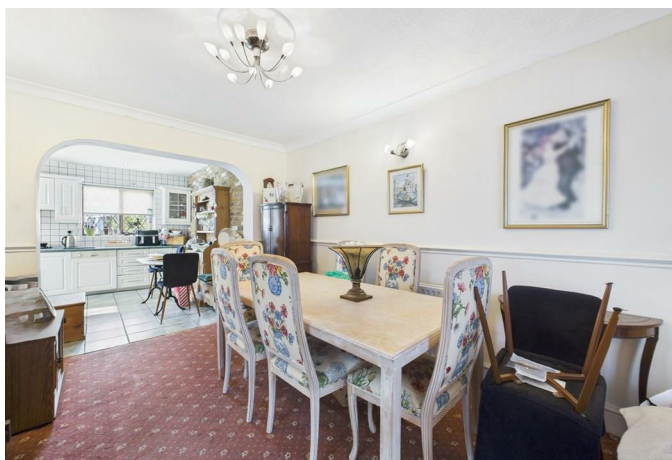


The Fairway, Ruislip, HA4 0SH



gibsonhoney

NO UPPER CHAIN. We are pleased to present to the market this three bedroom detached family home situated in this ultra convenient location. In need of modernisation, this property briefly comprises: three good size bedrooms, bay fronted living room open to dining room, fitted kitchen and bathroom suite. The property benefits from a utility room, gas central heating, off street parking, downstairs cloakroom, garage to the rear and private rear garden. The Fairway is moments away from the area's local shops and transportation options. Commuters can choose between Eastcote Station (Metropolitan & Piccadilly Lines) or South Ruislip Station (Central Line & Chiltern Railways) for speedy commutes to Central London. The Chiltern Railways even whisks you to Marylebone in under 20 minutes! Drivers can hop on the nearby A40/Western Avenue for direct access into the city and surrounding areas. The Fairway has close proximity to top-rated schools like Queensmead, Deanesfield Primary, and St Swithun Wells. Bessingby Park is also very close by.



ENTRANCE HALL

Front aspect frosted leaded light door, side aspect window, downlighting, radiator, part covered ceiling, stairs to first floor landing, leading to:

LIVING ROOM

Front aspect double glazed leaded light bay window, feature gas fire place, coved ceiling, dado rail, radiator x 2, leading to:



DINING AREA

Dado rail, radiator, coved ceiling, leading to:

KITCHEN

Rear aspect leaded light window, side aspect double glazed leaded light door to rear garden, tiled flooring, part tiled walls, downlighting, a range of base and eye level units, sink with drainer, four gas hob rings with extractor hood, integrated oven and Neff dishwasher, leading to:

UTILITY ROOM

Tiled flooring, downlighting, coved ceiling, radiator, space for fridge freezer, washing machine and dryer.

DOWNSTAIRS CLOAKROOM

Side aspect frosted leaded light window, laminate effect flooring, tiled walls, downlighting, low level wc.

FIRST FLOOR LANDING

Hatch to loft space, part coved ceiling, doors to:

BEDROOM ONE

Front aspect double glazed leaded light bay window, fitted wardrobe, coved ceiling, radiator.

BEDROOM TWO

Rear aspect leaded light window, fitted wardrobe, coved ceiling, radiator.

BEDROOM THREE

Rear aspect leaded light window, downlighting, coved ceiling, fitted wardrobes, radiator.

BATHROOM

Side aspect double glazed leaded light frosted window, tiled flooring,

tiled walls, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, cupboard housing tank, downlighting, heated towel rail.

FRONT

Off street parking.

REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, side access, door to:

GARAGE

Front aspect window, side aspect leaded light window, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,954.55

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

DISTANCE TO STATIONS

South Ruislip (0.8 Mile) - Central Eastcote (1 Mile) - Metropolitan/Piccadilly

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

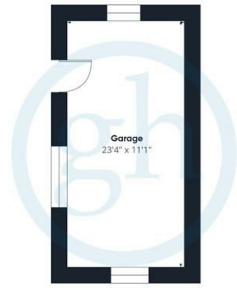
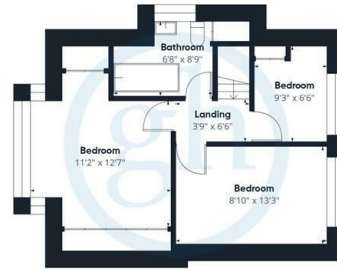
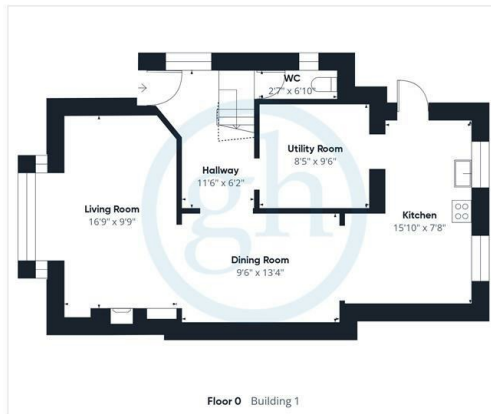
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Approximate total area[®]
1335 ft²
Reduced headroom
7 ft²

(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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(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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