



Leaholme Way, Ruislip, HA4 7RA



A beautifully presented two bedroom mid terrace home situated on a highly sought-after road in North Ruislip. This well presented home briefly comprises; two double bedrooms, modern fitted kitchen, large living/dining room, and family bathroom suite. The property benefits from double glazing, off street parking, garage and gas central heating. Ideally set a stroll away from Ruislip High Street where there are a range of excellent and varied shops, restaurants and transport facilities. The Metropolitan/Piccadilly line station offers swift and regular connections to Baker Street and the City and West Ruislip station for the Central Line. There is also a bus stop within a stones throw granting access to Ruislip Station. It should also be noted that there are a number of highly regarded schools within close proximity including Whiteheath Primary School which is within striking distance.



## ENTRANCE HALL

Front aspect stained glass frosted door, radiator, downlighting, door to:

## LIVING/DINING ROOM

Rear aspect double glazed sliding door to rear garden, radiator x 3, coved ceiling, stairs to first floor landing, under stair storage cupboard.

## KITCHEN

Front aspect double glazed window, laminate effect flooring, four ring induction hob with extractor hood, a range of base and eye level units, one and a half stainless steel sink with mixer taps, wall mounted boiler, integrated appliances including fridge freezer, washing machine and oven.

## BEDROOM ONE

Rear aspect double glazed window, radiator.

## BEDROOM TWO

Front aspect double glazed window, radiator.

## BATHROOM

Front aspect double glazed frosted window, down lighting, tiled floor, tiled walls, low level WC, vanity hand wash basin, heated towel rail, shower cubicle with mixer taps.

## FRONT

Off street parking.

## REAR GARDEN

Patio area, laid to lawn, rear access.

## GARAGE

Up and over door.

## 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

West Ruislip (1.3 Miles) -  
Central/Chiltern Railways

Ruislip (1.4 Miles) -  
Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



gibsonhoney



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	80
<b>England &amp; Wales</b>		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.