



Stafford Road, Ruislip, HA4 6PJ
£550,000



Gibson Honey are delighted to present to the market this well proportioned four bedroom semi-detached house. The property briefly comprises: spacious lounge, modern bathroom suite, spacious master bedroom, a large downstairs bedroom with ensuite, and a large private rear garden. The property benefits from off street parking to the rear, gas central heating, and double glazed windows throughout.

Set in this highly convenient location, a stones throw from Ruislip Gardens Primary school and within catchment of Ruislip High. Ruislip Gardens, Ruislip Manor and Ruislip High streets are nearby, offering a good range of shops, restaurants, bus routes and rail links including Ruislip Gardens tube station (Central line) which is within approximately 5 minutes walk. The A40/M40/M25 are set within striking distance offering swift and easy access to Central London and the Home Counties.



ENTRANCE PORCH

Front aspect door, frost aspect double glazed window, side aspect double glazed window, tiled flooring.

LIVING AREA

Front aspect double glazed bay-style window, radiator, coved ceiling, wood flooring, doors to:

KITCHEN/ BREAKFAST ROOM

Rear aspect double glazed windows, rear aspect double glazed door to garden, wood flooring, range of base level units, boiler, room for various appliances, stainless steel sink with drainer, part tiled walls.

BEDROOM FOUR

Rear aspect double glazed window, radiator, laminate flooring, door to:

DOWNSTAIRS BATHROOM GARDEN

Front aspect double glazed frosted glass window, wall mounted wash hand basin, tiled walls, radiator, low level wc, wall mounted power shower.

Mainly laid to lawn, work shed with power

OUTBUILDING

Power

FIRST FLOOR LANDING

Side aspect double glazed window, access to loft, doors to:

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,500.01

BEDROOM ONE

Front aspect double glazed window, radiator, built in storage cupboard

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

FAMILY BATHROOM

Rear aspect double glazed frosted glass window, pedestal wash had basin, low level wc, standing shower cubicle with wall mounted shower, tiled walls, airing cupboard, heated towel rail

DISTANCE TO STATIONS

Ruislip Gardens (0.4 miles) - Central
Ruislip (0.9 miles) - Metropolitan/Piccadilly

BEDROOM TWO

Rear aspect double glazed window, radiator, built in storage cupboard, laminate flooring

BEDROOM THREE

Front aspect double glazed window, storage cupboard, radiator.



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

T: 01895 699077


ruislipmanor@gibsonhoney.co.uk

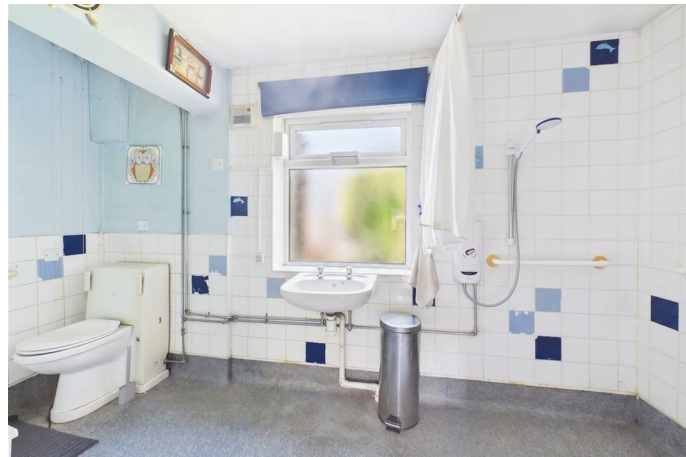
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



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