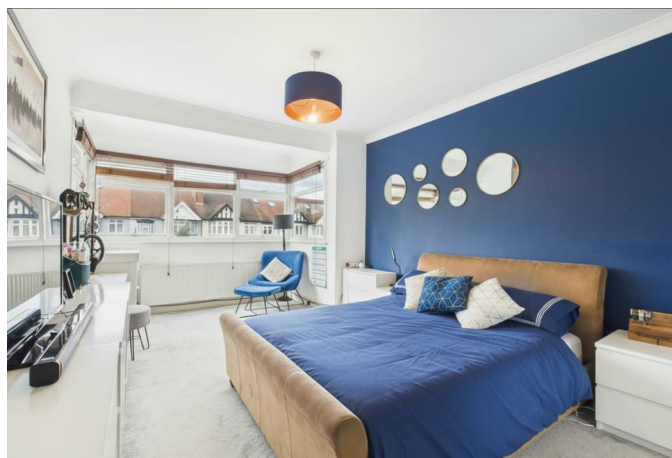




Victoria Road, Ruislip, HA4 0DS

We are pleased to present to the market this beautiful three bedroom, end of terrace home. This well presented property briefly comprises: Three good size bedrooms, bay fronted living room, beautifully open planned through lounge/diner, with a vast homely kitchen and modern family bathroom. The property benefits include: Double glazing, gas central heating, and a sizable private rear garden. Set in this popular location within walking distance of Ruislip High Street, Ruislip Manor and Ruislip Gardens, the property is ideally located for a number of local schools including St Swithun Wells, Ladybankes and Ruislip High which have all recently been classed as Outstanding. Equidistant to an array of train stations including Ruislip Gardens, South Ruislip & Ruislip Manor (Central/Piccadilly/Metropolitan) and conveniently located for the A40/M40/M25 offering access into London and the Home Counties.



ENTRANCE PORCH

Front aspect double glazed window, front aspect double glazed door, side aspect double glazed frosted glass windows, base level storage cupboards, door to:

THROUGH LOUNGE/KITCHEN DINER

Downlighting, front aspect frosted glass door, dual aspect double glazed windows, laminate effect flooring, induction hob,

extractor hood, stainless steel sink, room for integrated appliances, a range of base and eye level units, built in storage cupboards, under floor heating, leading to:

LIVING AREA

Skylight, rear aspect double glazed bi folding doors to rear garden, under floor heating, laminate effect flooring, downlighting.



DOWNSTAIRS CLOAKROOM

Vanity unit incorporating wash hand basin, tiled walls, low level wc, side aspect frosted glass window.

FIRST FLOOR LANDING

Side aspect double glazed window, hatch to loft space, storage cupboard, doors to:

BEDROOM ONE

Radiator, dual aspect double glazed windows, coved ceiling.

BEDROOM TWO

Rear aspect double glazed window, radiator, dado rail.

BEDROOM THREE

Front aspect double glazed window, radiator.

BATHROOM

Tiled walls, tiled flooring, heated towel rail, pedestal wash hand basin, low level w/c, panel enclosed bath with wall mounted shower attachment, rear aspect double glazed frosted glass windows.

REAR GARDEN

Decking area for garden furniture, shed, artificial grass, panel enclosed fence.

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

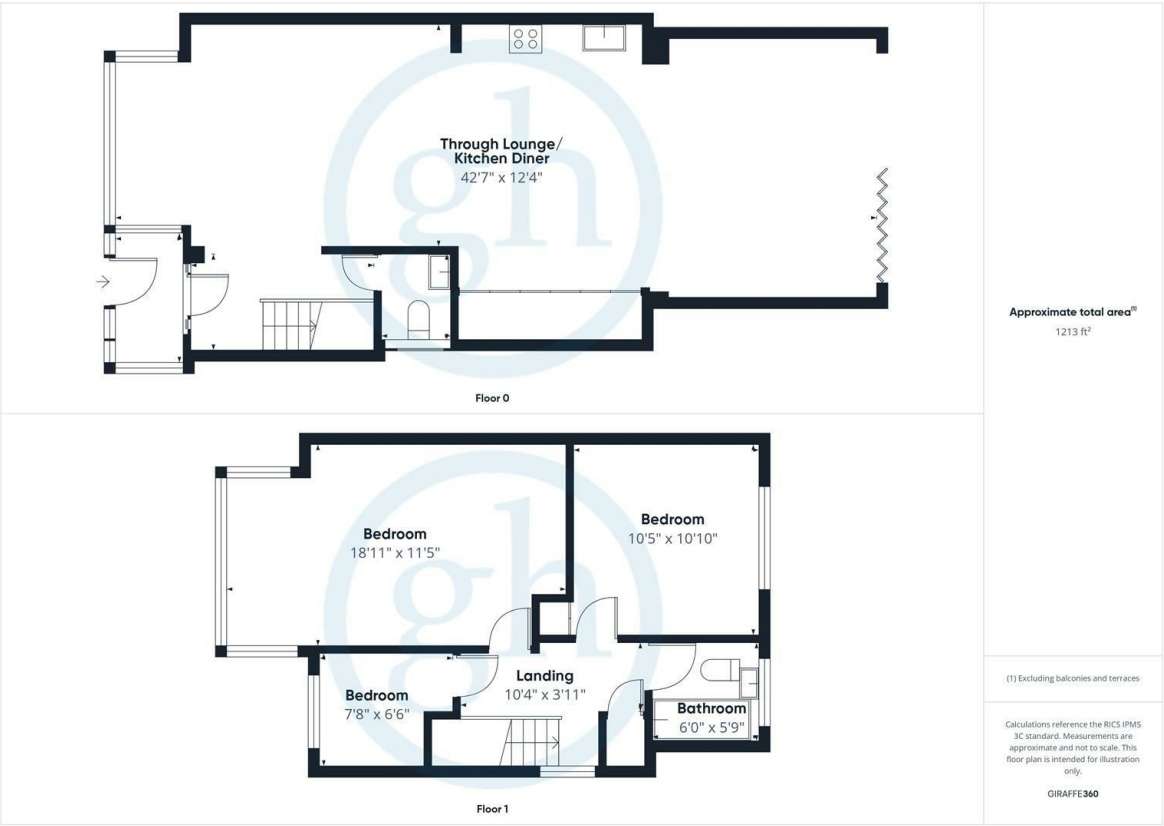
South Ruislip (0.5 Miles) - Central line/Chiltern line
Ruislip Gardens (0.5 Miles) - Central line
Ruislip Manor (0.8 Miles) - Metropolitan/Piccadilly.

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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		
	70	83
England & Wales		
	EU Directive 2002/91/EC	



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