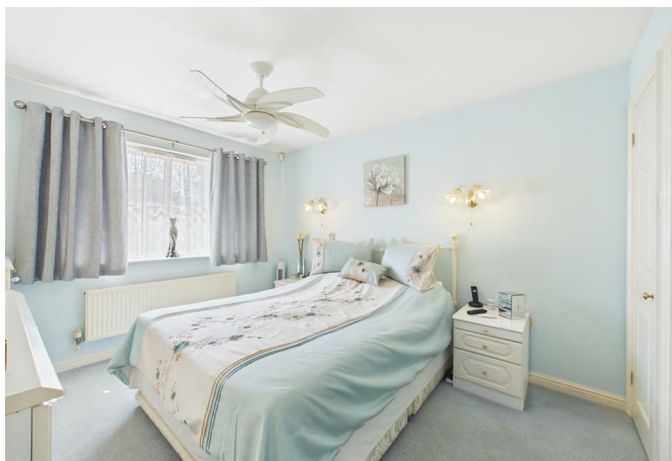




Woodside Close, Ruislip, HA4 7BH  
£700,000



Situated in the highly sought-after Woodside Close in Ruislip, this well presented two double bedroom detached bungalow offers spacious, versatile accommodation and excellent potential for future extension, subject to the usual planning permissions. The property features two generously sized double bedrooms, with the principal bedroom benefiting from its own ensuite bathroom. A separate family bathroom serves the remainder of the accommodation. The fitted kitchen provides ample storage and workspace, while the bright and spacious through lounge/dining room offers an ideal setting for both everyday living and entertaining. Externally, the property enjoys a private rear garden complete with a summer house, creating the perfect space for relaxing or working from home. Further benefits include a garage to the side, an allocated parking space, gas central heating, and double glazing throughout. Offering exciting scope to extend (subject to the necessary planning consents), this attractive detached bungalow presents an excellent opportunity for purchasers looking to create their ideal home in a desirable residential location, conveniently positioned close to Ruislip's excellent transport links, local amenities, and highly regarded schools.



### ENTRANCE HALL

Front aspect double glazed frosted entrance door, radiator, hatch to loft space, storage cupboard housing tank, doors to:

### THROUGH LOUNGE

Front aspect double glazed leaded light windows, rear aspect double glazed sliding door to rear garden, radiator x 3, coved ceiling.

### KITCHEN

Rear aspect double glazed leaded light window, rear aspect double glazed leaded light door to rear garden, laminate effect flooring, part tiled walls, wall mounted boiler, a range of base and eye level units, one and a half sink with drainer, space for appliances including oven with four ring electric hob and extractor fan, fridge freezer, washing machine and dryer.

### BEDROOM ONE

Rear aspect double glazed leaded light window, built in wardrobes, radiator, door to:

### ENSUITE

Front aspect double glazed frosted leaded light window, part tiled walls, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc, heated towel rail.

### BEDROOM TWO

Front aspect double glazed leaded light window, radiator, built in wardrobes.

### BATHROOM

Rear aspect double glazed frosted leaded light windows, part tiled walls, shower cubicle with shower attachment and mixer taps, pedestal wash hand basin, low level wc, radiator

### FRONT

Mainly laid to lawn, one allocated parking space outside the front of garage.

### REAR GARDEN

Patio area, laid to lawn, side access x 2, garden shed x 3, door to:

### GARAGE

Power and lighting, up and over door, side access to rear garden.

### 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

Ruislip Station (1.1 miles) - Metropolitan & Piccadilly Lines  
West Ruislip Station (1.1 miles) - Central Line  
Ruislip Manor Station (1.2 miles) - Metropolitan & Piccadilly Lines

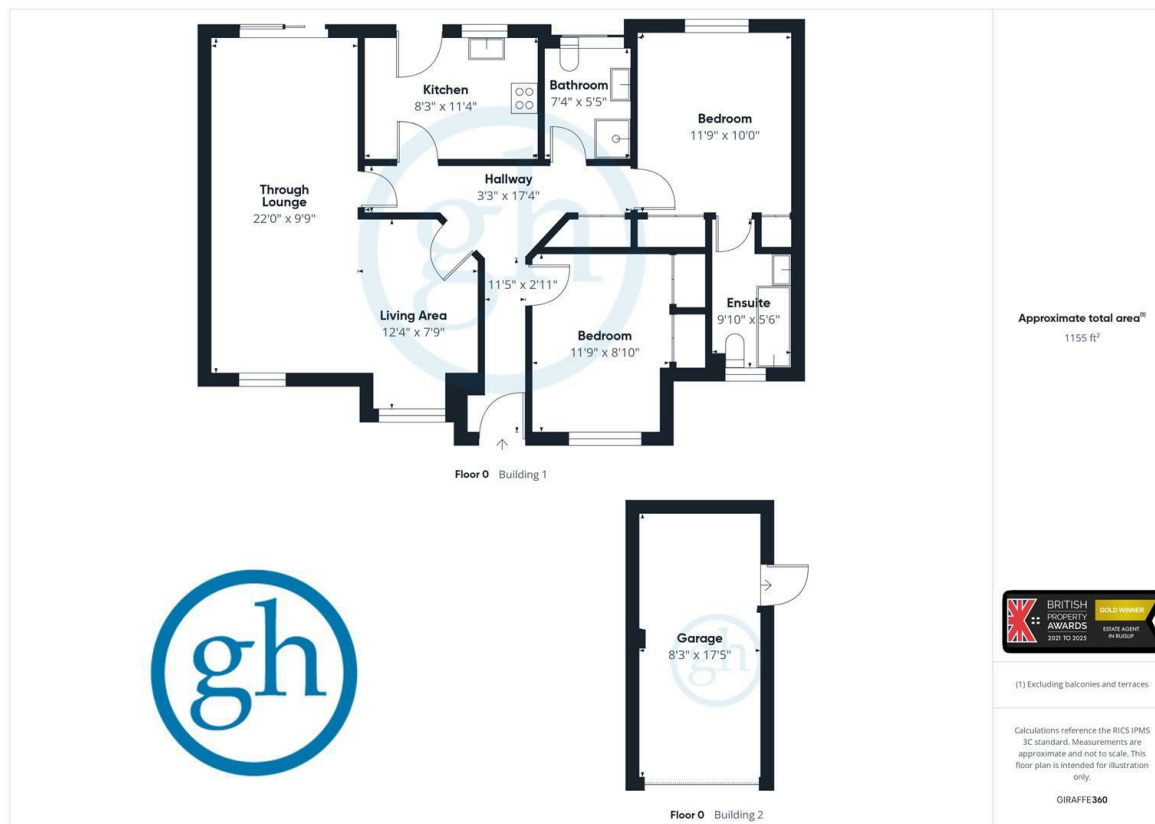


92 High Street, Ruislip, Middlesex, HA4 8LS

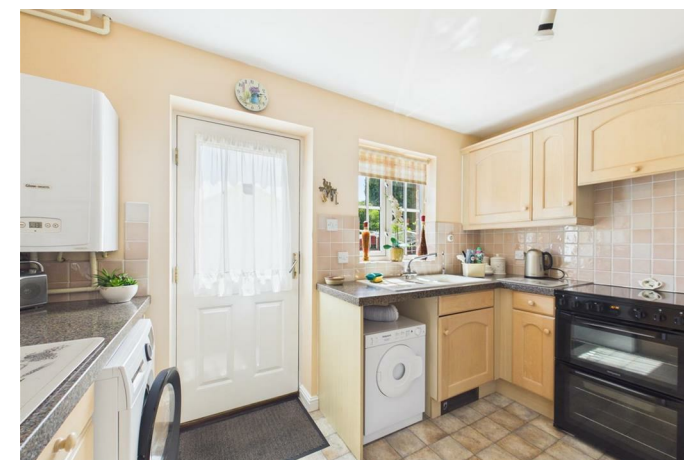
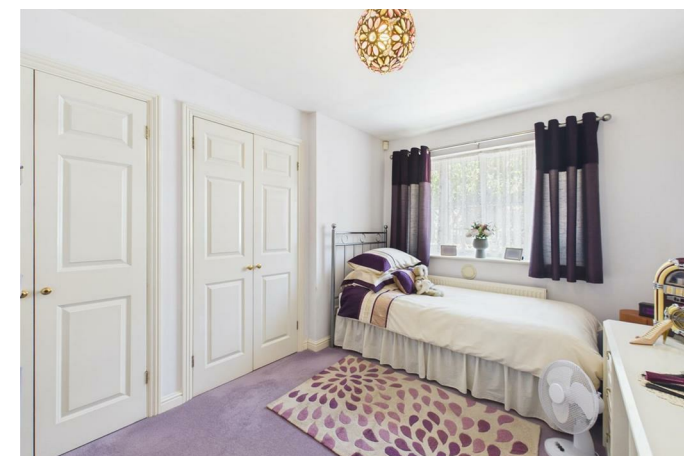
T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



| 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 |         |                         |
|                                             | 68      | 77                      |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |



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