



Howletts Lane, Ruislip, HA4 7SA

NO UPPER CHAIN. We are pleased to present to the market this well proportioned DETACHED chalet-style bungalow offering a huge amount of potential subject to the usual planning constraints. Situated on the ever-popular Howletts Lane, this property briefly comprises; welcoming entrance hall, three DOUBLE bedrooms, through lounge/dining room, fitted kitchen, two bathroom suites and a good size private rear garden. The property benefits from garage via drive, off street parking, entrance porch, gas central heating, and double glazing. This property is set in the heart of North Ruislip approximately three quarters of a mile from Ruislip's extensive amenities which offers a good range of local shops, bus routes, restaurants & rail links (Met & Piccadilly - Ruislip) (Central Line & overground - West Ruislip). Schools in the local vicinity include WhiteHeath School, B.W.I., Bishop Ramsey, Haydon, Warrender and the property is also within easy reach of Kings College playing fields, Pinn Fields, Park woods & St Martins Church.



## ENTRANCE PORCH

Front aspect entrance door, dual aspect double glazed windows, tiled flooring, door to:

## ENTRANCE HALL

Front aspect door, radiator, coved ceiling, under stairs storage cupboard housing meters, dado rail, stairs to first floor landing, doors to:

## LIVING/DINING ROOM

Front aspect double glazed part bay window, electric fireplace, coved ceiling, radiator x 2, rear aspect double glazed window, rear aspect double glazed sliding door to rear garden.

## KITCHEN

Rear aspect double glazed window, side aspect double glazed frosted window, side aspect double glazed frosted door to rear garden, tiled flooring, stainless steel sink with drainer, integrated double oven, six ring hob, space for dishwasher and fridge, radiator.

## BEDROOM TWO

Front aspect double glazed window, coved ceiling, built in wardrobes, radiator.

## BATHROOM

Rear aspect double glazed frosted window, panel enclosed bath tub with mixer taps and power shower, part tiled walls, tiled flooring, pedestal hand wash basin with mixer taps, low level wc, radiator.

## FIRST FLOOR LANDING

Dado rail, hatch to loft space, doors to:

## BEDROOM ONE

Side aspect double glazed window, radiator, built in wardrobes, door to:

## ENSUITE

Low level wc, shower cubicle, pedestal wash hand basin with mixer taps, bidet, tiled walls, radiator.

## BEDROOM THREE

Side aspect double glazed window, eaves storage, pedestal wash hand basin with mixer taps, radiator.

## FRONT

Off street parking, laid to lawn.

## REAR GARDEN

Panel enclosed fence, patio area, mainly laid to lawn, garden shed, door to:

## GARAGE

Up and over door, power and lighting, space for fridge freezer and washing machine.

## COUNCIL TAX

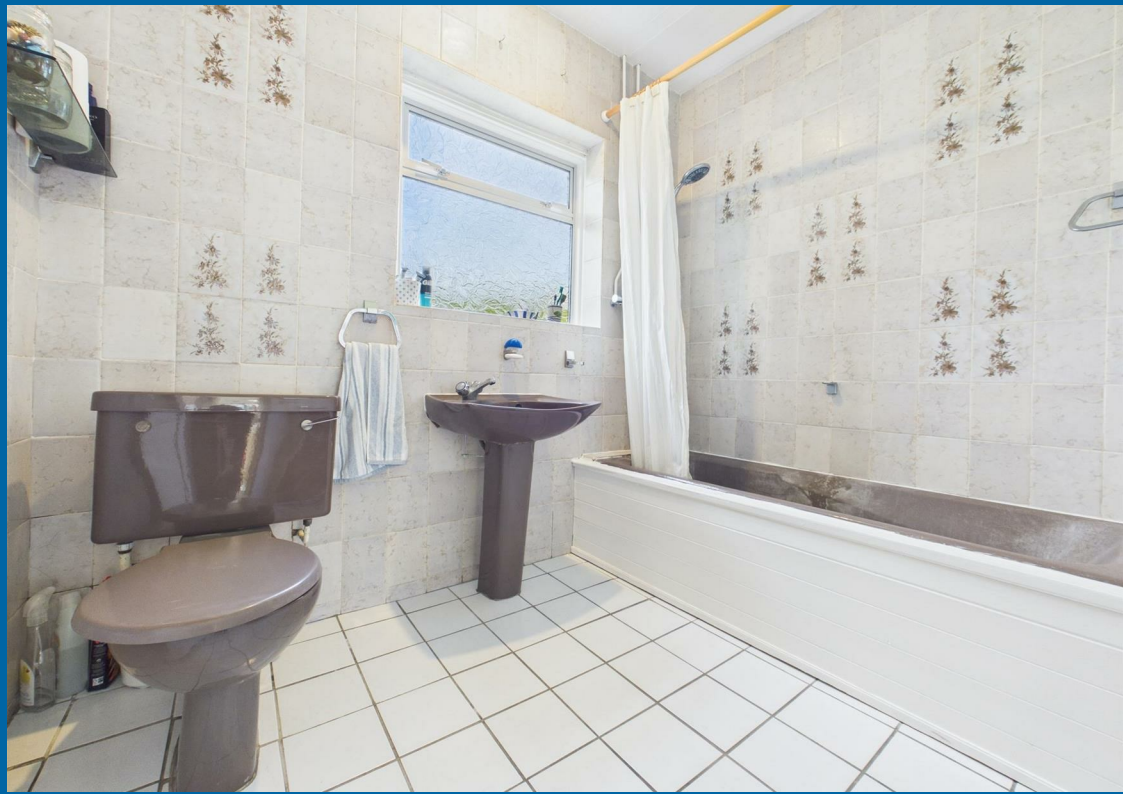
London Borough of Hillingdon - Band F - £2,954.55

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

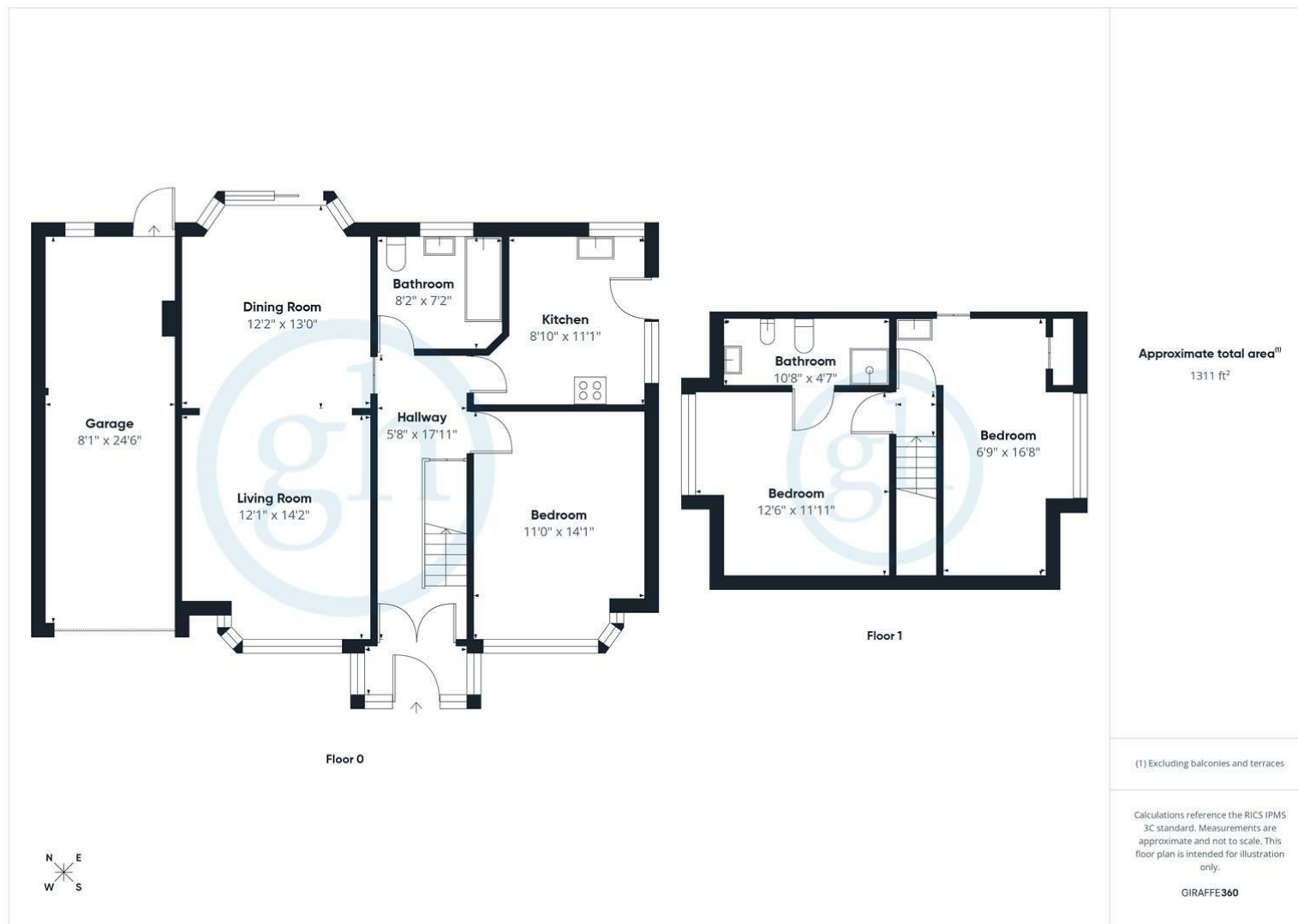
## DISTANCE TO STATIONS

West Ruislip (1.3 Miles) - Central/Chiltern Railways

Ruislip (1.4 Miles) - Metropolitan/Piccadilly







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

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