



Whitby Road, Ruislip, HA4 9DP

NO UPPER CHAIN. We are pleased to present to the market this well presented two bedroom Manor home which has been much improved upon by the current owner. Ready to move into but with potential to extend subject to the usual planning constraints this property briefly comprises: Bay fronted lounge, open plan dining and kitchen area and bathroom suite. The benefits include: newly fitted double glazing, gas central heating, private rear garden, externally rendered recently and garage to rear. This property is set within a family friendly neighbourhood and is a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and Metropolitan/Piccadilly rail links with other connections close by. There are a number of highly regarded schools nearby including Lady Banks Infant and Junior School and Ruislip High School. For the Motorist, the A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE

Front aspect door, stairs to first floor landing, door to:

LOUNGE

Front aspect double glazed bay window, coved ceiling, double radiator.

DINING ROOM

Rear aspect double glazed doors to rear garden, double radiator, picture rail.

KITCHEN

Rear aspect double glazed window, range of base and eye level units, stainless steel sink and drainer, spaces for appliances.

LANDING

Loft access, doors to:

BEDROOM

Front aspect double glazed bay window, standing radiator, range of built in wardrobes.

BEDROOM TWO

Rear aspect double glazed window, radiator, picture rail, cupboard housing wall mounted boiler and hot water tank.

BATHROOM

Rear aspect double glazed frosted window, panel enclosed bath with mixer taps and shower attachment, low level wc, stand in shower cubicle, vanity unit incorporating wash hand basin, ceramic tiled flooring, fully tiled walls, extractor fan.

REAR GARDEN

South East facing with patio area, outside tap, panel enclosed fence, rear access and outside light.

GARAGE

Up and over door, power and lighting.

COUNCIL TAX

London Borough of Hillingdon -
Band D - £1,952.38

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

DISTANCE TO STATIONS

Ruislip Gardens (0.4 Mile) -
Central line
Ruislip Manor (0.7 Mile) -
Metropolitan/Piccadilly
Ruislip (0.8 Mile) -
Metropolitan/Piccadilly



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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (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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