



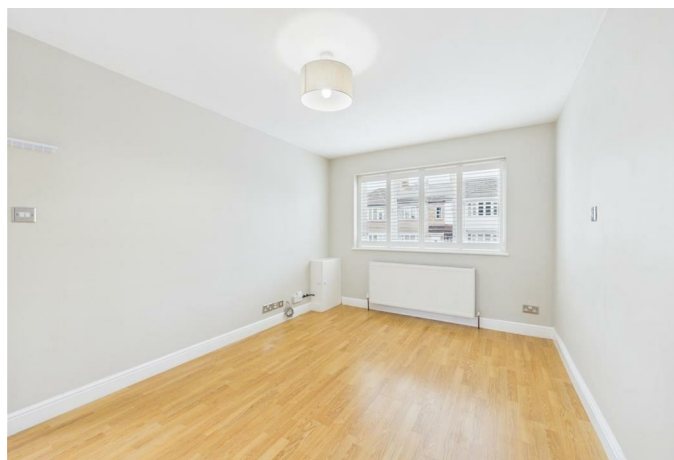
Chudleigh Way, Ruislip, HA4 8TS



gibsonhoney

NO UPPER CHAIN. Gibson Honey are delighted to present this end of terrace home set in this highly convenient location. This ideal first time purchase briefly comprises : Fitted kitchen, through lounge/diner and modern bathroom suite. The property benefits : Double glazing, gas central heating, rear garden, downstairs cloakroom, outbuilding and off street parking.

This property is set in the heart of Ruislip Manor and a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School and Ruislip High School. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



## LOUNGE/DINER

Front aspect double glazed window with shutters, radiator, storage cupboard, side aspect door.

## DOWNSTAIRS CLOAKROOM

Low level wc, wall mounted wash hand basin.

## KITCHEN

Rear aspect double glazed doors to rear garden, cupboard

housing boiler, range of base and eye level units, four ring gas hob, electric oven, extractor hood, space for washing machine, stairs to first floor landing.

## LANDING

Loft access, doors to:

## BEDROOM ONE

Front aspect double glazed windows with shutters, radiator, storage cupboard.

## BEDROOM TWO

Rear aspect double glazed window, radiator, storage cupboard.

## BATHROOM

Stand in shower cubicle with electric shower, electric towel rail, low level wc, pedestal wash hand basin.

## FRONT

Off street parking.

## REAR GARDEN

Panel enclosed fence, patio area, shingle area, large garden shed.

## COUNCIL TAX

London Borough of Hillingdon -  
Band D - £2,045.46

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

## DISTANCE TO STATIONS

Ruislip Manor (0.2 Mile) -  
Metropolitan/Piccadilly  
Eastcote (0.8 Mile) -  
Metropolitan/Piccadilly  
Ruislip Gardens (1.2 Miles) -  
Central line



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

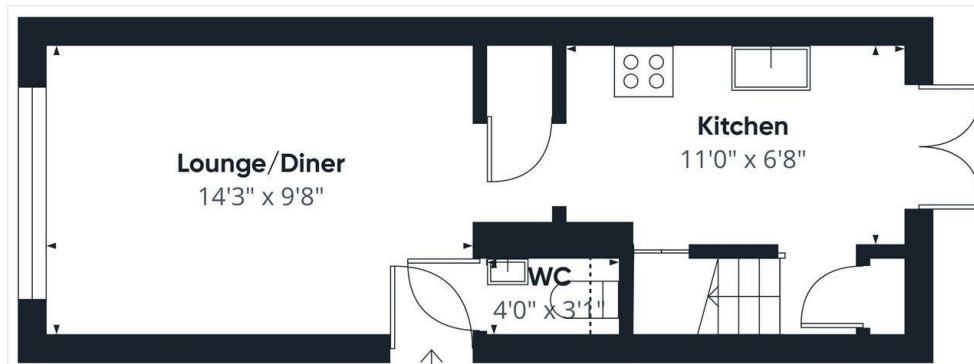
T: 01895 699077

[ruislipmanor@gibsonhoney.co.uk](mailto:ruislipmanor@gibsonhoney.co.uk)

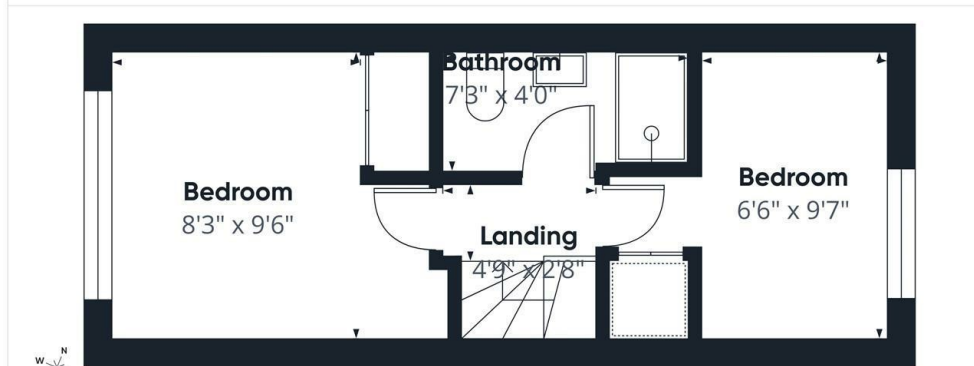
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Floor 0



Floor 1

Approximate total area<sup>®</sup>  
473 ft<sup>2</sup>  
Reduced headroom  
2 ft<sup>2</sup>

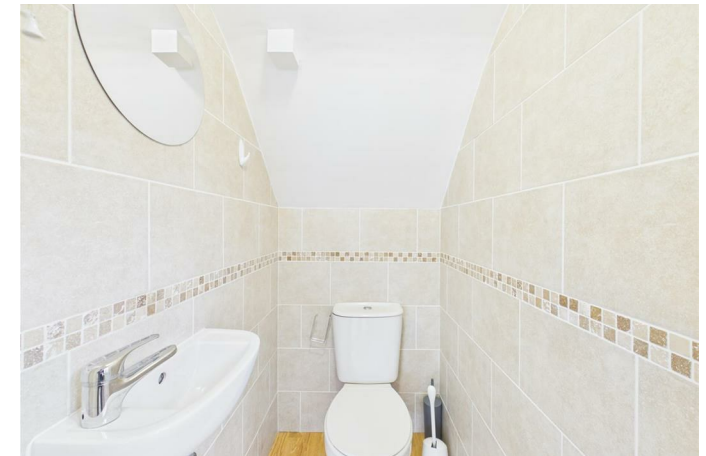
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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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