Forbes Way, Ruislip, HA4 9LP

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NO UPPER CHAIN. Nestled in a quiet and highly desirable residential area, this charming two bedroom terraced home on Forbes Way, Ruislip offers well-balanced, practical living space suited to a variety of buyers. The property opens with a welcoming hallway leading to a bright reception room, a fitted kitchen, convenient ground floor WC, plus a storage cloakroom complete the downstairs layout. Upstairs, you'll find two generously sized double bedrooms and a modern family bathroom suite.

Outside, the home enjoys a private south facing landscaped rear garden with a garden shed, along with the added benefit of two off street parking spaces at the front. Ideally positioned for local shops, amenities and transport links being equidistant to Ruislip Manor & Eastcote Tube stations. The property is also near well regarded schools such as Lady Bankes, Newnham and Bishop Ramsey, this property presents an excellent opportunity to secure a home in a peaceful yet well connected location.

ENTRANCE HALL
Front aspect frosted glass door, radiator, coved ceiling, storage cloakroom.

KITCHEN
Front aspect double glazed window, laminate flooring, part tiled walls, a range of base and eye level units, room for appliances, four ring gas hob with extractor hood, stainless steel sink with drying rack, radiator.

DOWNSTAIRS WC
Front aspect double glazed frosted glass window, low level wc, wall mounted wash hand basin, radiator, laminate flooring.

LIVING ROOM
Rear aspect double glazed sliding patio doors to south facing garden, radiator x2, coved ceiling, feature fireplace.

LANDING
Access to loft hatch, doors to:

BEDROOM ONE
Front aspect double glazed windows, built in wardrobes, radiator.

BEDROOM TWO
Rear aspect double glazed window, radiator, airing cupboard.

BATHROOM
Pedestal wash hand basin, low level wc, laminate flooring, part tiled walls, panel enclosed bath with mixer taps, electric shower.

GARDEN
South facing, landscaped, well established shrub and flower borders, panel enclosed fence, large patio area, partly laid to lawn, garden shed, pathway to rear access.

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 (0.4 Miles) - Metropolitan/Piccadilly.
Eastcote (0.5 Miles) - Metropolitan/Piccadilly.
Ruislip Gardens (0.8 Miles) - Central Line.

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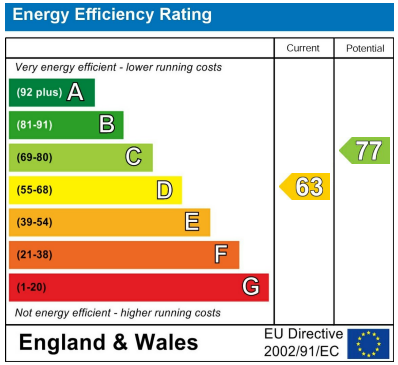

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