



Greystoke Drive, Ruislip, HA4 7YN





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Located in this sought after residential cul de sac we are delighted to present to the market this three bed terrace property. Maintained to a high standard this family home briefly comprises : Three good size bedrooms, good size lounge through to kitchen/diner and modern bathroom suite. The property benefits include: gas central heating, conservatory, private rear garden, off street parking space and garage in block. This most desirable property is situated close to Whiteheath school and is approximately one mile from Ruislip's extensive High street which offers a good range of local shops including Browns restaurant, Waitrose Supermarket, numerous pizza restaurants and coffee bars, bus routes and rail links(Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect double glazed frosted door, radiator, engineered oak wood flooring.

LIVING ROOM

Front aspect double glazed window, double radiator, engineered oak wood flooring, stairs to first floor landing, under stairs storage.

KITCHEN/DINER

Rear aspect doors to conservatory, rear aspect double glazed window, range of base and eye level units, integrated dishwasher and washing machine, double oven with four electric hobs, free standing fridge/freezer, extractor hood, part tiled walls, stainless steel sink and drainer.

CONSERVATORY

Dual aspect double glazed windows, rear aspect double double doors to rear garden, tiled flooring.

FIRST FLOOR LANDING

Loft hatch, radiator, doors to:

MASTER BEDROOM

Front aspect double glazed window, double radiator, engineered oak wood flooring, fitted wardrobes.

BEDROOM TWO

Rear aspect double glazed windows, double radiator, fitted wardrobes.

BEDROOM THREE

Front aspect double glazed window, radiator, built in storage cupboard.

BATHROOM

Rear aspect double glazed frosted window, fully tiled walls and flooring, downlighting, panel enclosed bath with mixer taps and shower attachment, low level w/c, vanity unit incorporating wash hand basin, heated towel rail, storage cupboard housing boiler.

REAR GARDEN

Patio area, paved garden with flower and shrub borders, rear access

GARAGE

Up and over door.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,151.66

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

DISTANCE TO STATIONS

West Ruislip (1.5 Miles) -
Central/Chiltern Railways
Ruislip Manor (1.8 Miles) -
Metropolitan/Piccadilly



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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 84 |
| (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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