

Willow Gardens, Ruislip, HA4 6JT

£400,000

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NO UPPER CHAIN. We are pleased to present to the market this unique one bedroom detached bungalow situated in a great location. In need of modernisation, this bungalow briefly comprises; one double bedroom, living room, fitted kitchen/breakfast room and bathroom suite. The property benefits from entrance porch and gas central heating. A particular feature of the property is the substantial side plot, providing exciting scope to extend the existing bungalow or explore further development potential, subject to the necessary planning permissions. This property is conveniently situated for Ruislip and Ruislip Manors extensive High Streets and Ruislip Gardens amenities including rail links(Metropolitan/Piccadilly/Central), restaurants and bus routes. The A40/M40 are within striking distance offering swift and easy access to both Central London, the Home Counties and Heathrow. Local schools include Sacred Heart and Ruislip Gardens Primary which again are a short walk away.







ENTRANCE PORCH
Front aspect double glazed frosted door, dual aspect windows, door to:

LIVING ROOM
Dual aspect double glazed windows, coved ceiling, radiator x 2, doors to:

KITCHEN/DINER
Dual aspect double glazed windows, side aspect double glazed frosted window, side aspect double glazed frosted door, radiator x 2, a range of base and eye level units.

BEDROOM
Dual aspect double glazed windows, side aspect double glazed frosted windows, radiator, fitted wardrobes, fitted desk.



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

REAR GARDEN
Patio area, side access.

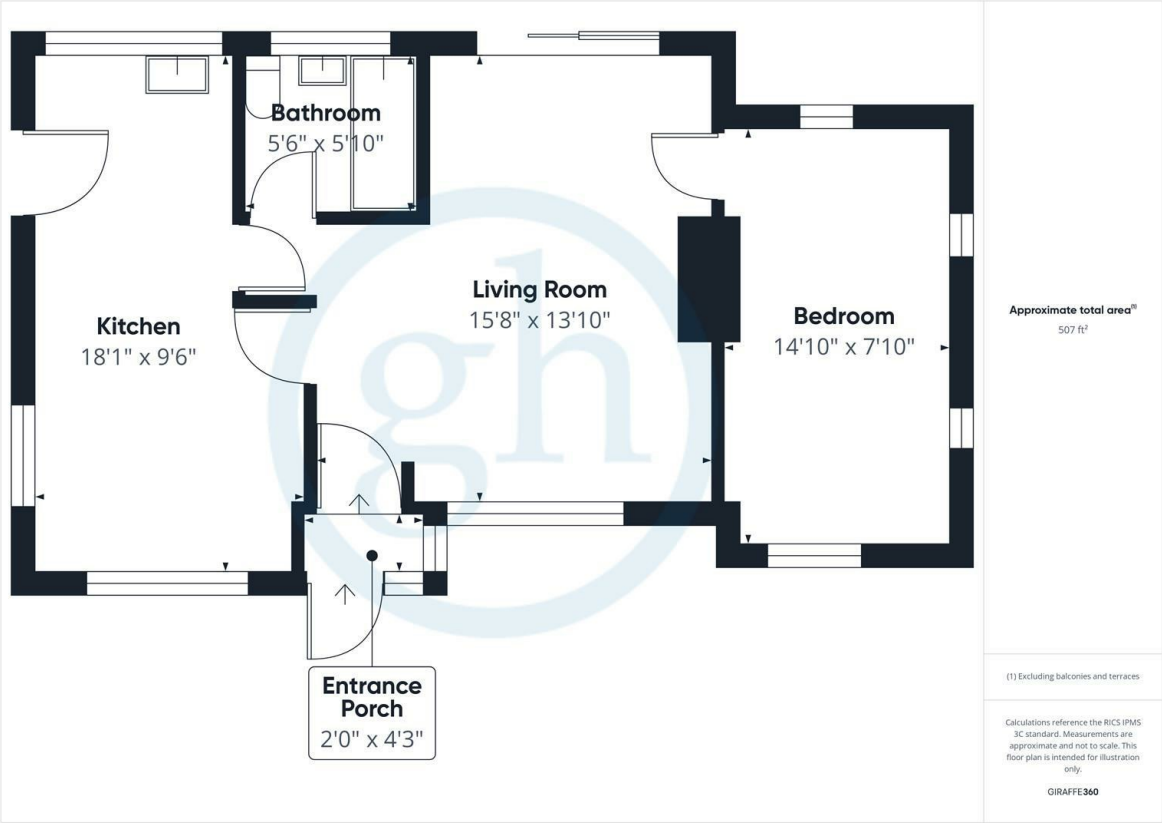
COUNCIL TAX
London Borough of Hillingdon - Band E - £2,386.24

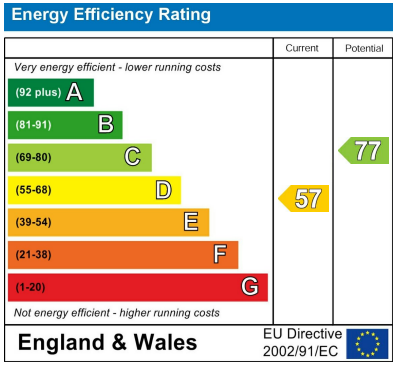
N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS

DISTANCE TO STATIONS
Ruislip Manor (0.8 Miles) - Metropolitan/Piccadilly
Ruislip (0.6 mi) - Metropolitan/Piccadilly
Ruislip Gardens (0.5 Miles) - Central Line

92 High Street, Ruislip, Middlesex, HA4 8LS
T: 01895 677766
sales@gibsonhoney.co.uk
www.gibsonhoney.co.uk

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