



Kings College Road, Ruislip, HA4 8BQ



We are pleased to present to the market this well proportioned semi-detached house situated in a PRIME LOCATION. Boasting with potential to extend subject to the usual planning constraints, this property briefly comprises four good size bedrooms, two bathrooms, two reception rooms and a fitted kitchen. The property benefits from a large rear garden, off street parking, garage and gas central heating. Just a short walk to both Ruislip & Ruislip Manor High Street with its extensive amenities offering a good range of local shops, bus routes, restaurants & rail links (Metropolitan and Piccadilly) taking you straight into Central London. There are a number of highly regarded schools in the local vicinity include B.W.I, Bishop Ramsey, Haydon, Warrender and the property is also within easy reach of Kings College playing fields, Pinn Fields, Park woods & St Martins Church.





### ENTRANCE HALL

Front aspect leaded light entrance door, front aspect double glazed leaded light frosted window, side aspect stained glass frosted window, laminate effect flooring, downlighting, storage cupboard, stairs to first floor landing, doors to:

### LIVING/DINING ROOM

Front aspect double glazed leaded light bay window, laminate effect flooring, coved ceiling, radiator.

### LOUNGE

Rear aspect double glazed sliding door to rear garden, radiator, coved ceiling.

### KITCHEN

Rear aspect double glazed door to rear garden, side aspect window, side aspect frosted window, laminate effect flooring, part tiled walls, downlighting, a range of base and eye level units, stainless steel sink with drainer, space for appliances including washing machine, fridge freezer, dishwasher and oven with four gas hob rings.

### FIRST FLOOR LANDING

Front aspect double glazed leaded light bay window, downlighting, stairs to second floor landing, doors to:

### BEDROOM TWO

Front aspect double glazed leaded light bay window, built in wardrobe, coved ceiling, radiator.

### BEDROOM THREE

Rear aspect double glazed window, fitted wardrobe, coved ceiling, radiator.

### BEDROOM FOUR

Rear aspect double glazed window, laminate effect flooring, fitted wardrobe, radiator.

### BATHROOM

Side aspect double glazed frosted window, tiled flooring, tiled walls, panel enclosed bath with mixer taps, pedestal wash hand basin, low level wc, radiator.

### SECOND FLOOR LANDING

Side aspect double glazed frosted window, door to:

### BEDROOM ONE

Skylight x 2, radiator, eaves storage, door to:

### ENSUITE

Skylight, laminate effect flooring,

shower cubicle with power shower attachment, pedestal wash hand basin, low level wc, eaves storage.

### FRONT

Off street parking, laid to lawn.

### REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, garden shed x 1, green house x 1, door to:

### GARAGE

Power and lighting, front aspect double doors.

### COUNCIL TAX

London Borough of Hillingdon - Band F - £2,820.11

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

### DISTANCE TO STATIONS

Ruislip (0.7 miles) -  
Metropolitan/Piccadilly  
Ruislip Manor (0.4 miles) -  
Metropolitan/Piccadilly



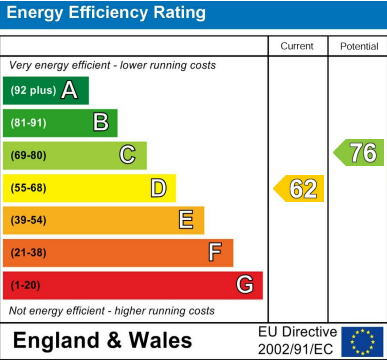
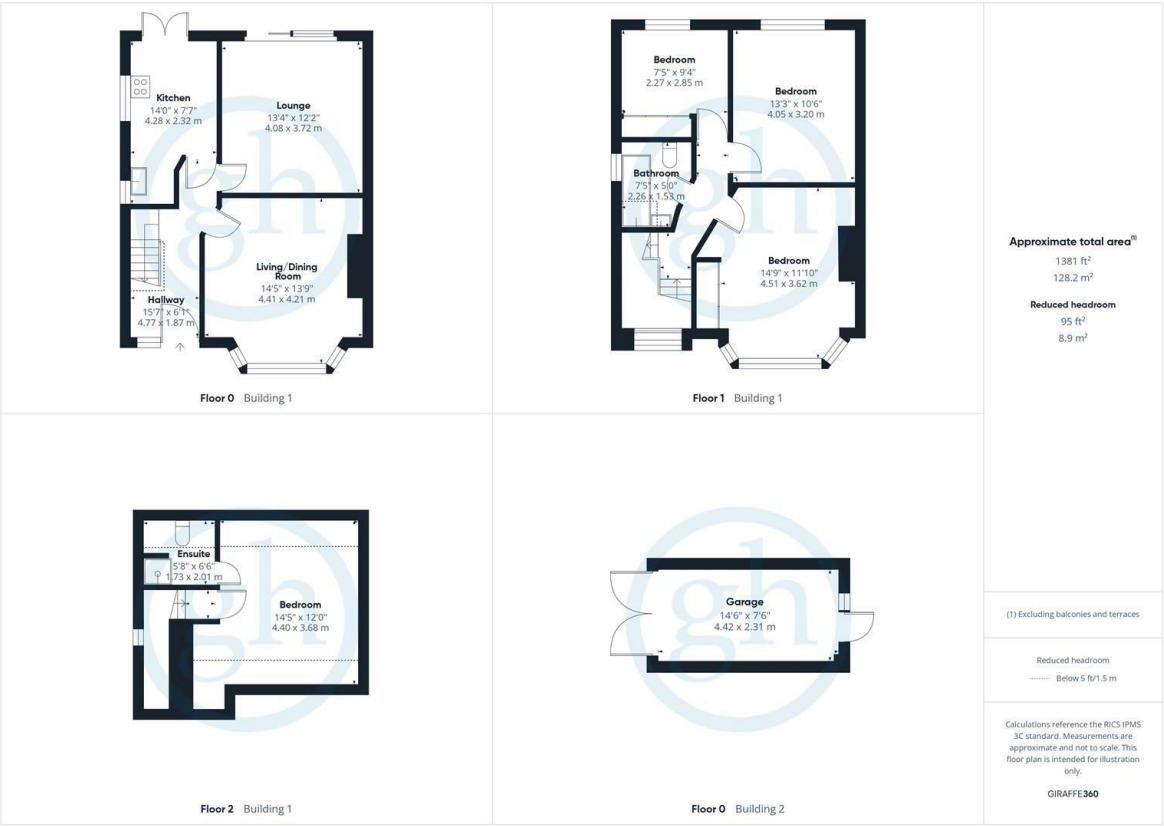
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