



Elmbridge Drive, Ruislip, HA4 7XB
£625,000

gh
gibsonhoney

NO UPPER CHAIN. A wonderful opportunity has arisen to purchase this detached bungalow situated in this highly sought-after road offering vast scope for extension subject to the usual planning constraints. This deceptively spacious home briefly comprises; Two DOUBLE bedrooms, good size living room, conservatory, bathroom suite and a fitted kitchen. The property benefits include : Garage via own drive, off street parking, entrance porch, gas central heating, spacious loft and private rear garden.

This property is set in the favoured North side of Ruislip and is approximately one mile from Ruislip High Streets extensive amenities including local shops such as Waitrose and Marks & Spencers, 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. 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 PORCH

Front aspect double glazed frosted door, dado rail, door to:

ENTRANCE HALL

Front aspect double glazed frosted door, radiator, hatch to loft space, doors to:

LIVING ROOM

Coved ceiling, radiator, rear aspect double glazed double doors to:



CONSERVATORY

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

KITCHEN

Rear aspect double glazed window, side aspect double glazed frosted door to rear garden, tiled flooring, part tiled walls, a range of base and eye level units, stainless steel sink with

drainer, integrated oven with four gas hob rings and extractor hood, wall mounted boiler, downlighting, space for appliances including washing machine, fridge and freezer.

BEDROOM ONE

Front aspect double glazed leaded light bay window, radiator.

BEDROOM TWO

Front aspect double glazed leaded light window, radiator.

BATHROOM

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

FRONT

Off street parking.

REAR GARDEN

Patio area, laid to lawn, panel enclosed fence, side access x 2, garden shed, green house, side aspect door to:

GARAGE

Up and over door.

COUNCIL TAX

London Borough of Hillingdon -
Band D - £1,952.38

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

DISTANCE TO STATIONS

Ruislip Manor (0.7 Miles) -
Metropolitan/Piccadilly
Eastcote (0.8 Miles) -
Metropolitan/Piccadilly
Ruislip (0.9 Miles) -
Metropolitan/Piccadilly
West Ruislip (1.4 Miles) - Central line/Chiltern Railways



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