



St. Edmunds Avenue, Ruislip, HA4 7XW

NO UPPER CHAIN. Situated on the sought-after St Edmunds Avenue in Ruislip, this three-bedroom detached bungalow presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes and requirements. This property briefly comprises; three well proportioned bedrooms, including a principal bedroom with ensuite, together with a family bathroom. The property also benefits from a spacious kitchen/breakfast room, a generous living/dining room and a conservatory overlooking the rear garden. Occupying a substantial plot, the bungalow enjoys an impressive frontage with a large footprint and ample off-street parking. To the rear, there is a private and secluded garden, a double garage, and convenient side access. Offering significant scope for improvement and extension (subject to the usual planning constraints), this detached bungalow is ideally positioned on a desirable residential road in Ruislip and represents a rare opportunity to acquire a property with excellent potential in a highly regarded location. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. It should also be noted that there are a number of highly regarded schools within close proximity, including the ever popular Whiteheath Infant & Junior School. Ruislip Lido, Ruislip Woods and Kings College Playing Fields are all a short stroll away.



ENTRANCE HALL

Front aspect frosted door, radiator, skylight, storage cupboard housing tank, coved ceiling, hatch to loft space, downlighting, doors to:

LIVING/DINING ROOM

Rear aspect window, radiator x 2, cover ceiling, leading to:

CONSERVATORY

Dual aspect double glazed windows, side aspect double glazed double doors to rear garden, front aspect frosted door, radiator x 2, door to:

KITCHEN/BREAKFAST ROOM

Front aspect double glazed windows, tiled flooring, part tiled walls, coved ceiling, downlighting, radiator, a range of base and

eye level units, stainless steel sink with drainer, wall mounted boiler, integrated double oven, induction hob with extractor hood, space for dishwasher and washing machine.

SEPARATE WC

Front aspect double glazed frosted window, tiled walls, low level wc, wall mounted wash hand basin, radiator, downlighting

BEDROOM ONE

Side aspect double glazed windows, radiator, coved ceiling, downlighting, built in wardrobes, door to:

ENSUITE

Rear aspect frosted window, tiled walls, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail.

BEDROOM TWO

Side aspect double glazed window, radiator, fitted wardrobes.

BEDROOM THREE

Side aspect double glazed window, radiator, built in wardrobes.

BATHROOM

Skylight, tiled flooring, tiled walls, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc, heated towel rail.

FRONT

Laid to lawn and off street parking.

REAR GARDEN

Patio area, laid to lawn, panel enclosed fence, side access.

DOUBLE GARAGE

Front aspect double doors, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,954.55

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

DISTANCE TO STATIONS

Ruislip (0.9 Mi) - Metropolitan/Piccadilly
West Ruislip (1.0 Mi) - Central Line/Chiltern Railways
Ruislip Manor (1.0 Mi) - Metropolitan/Piccadilly

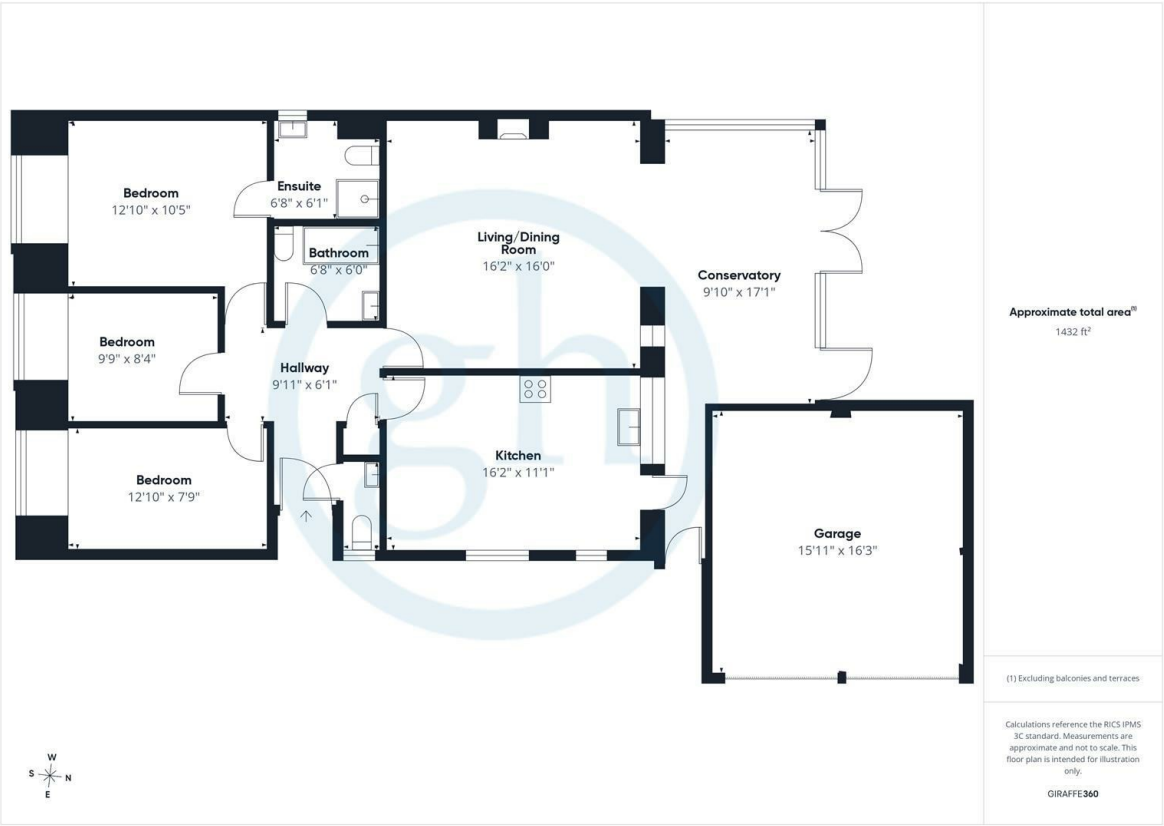


92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(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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