St. Edmunds Avenue, Ruislip, HA4 7XW

gibsonhoney

gibsonhoney

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.

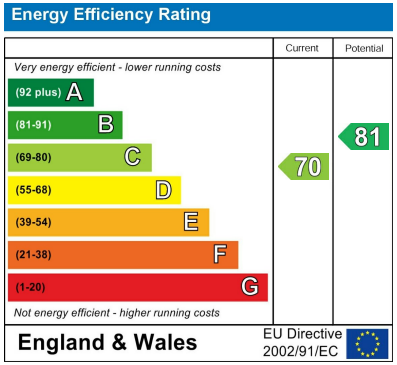
COUNCIL TAX
London Borough of Hillingdon - Band F - £2,954.55

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

gibsonhoney



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.