



Willow Gardens, Ruislip, HA4 6JT  
£425,000





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. 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



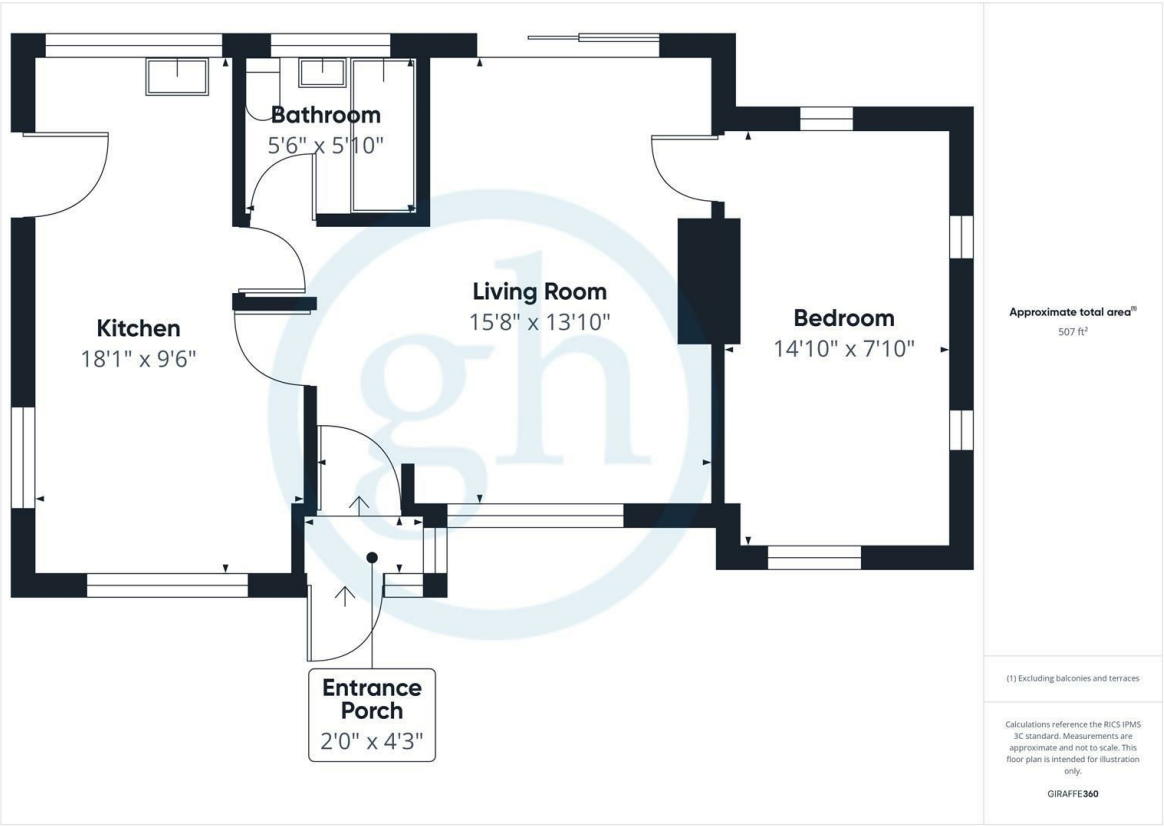
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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         | 77                         |
| (55-68) D                                   | 57      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



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