



Royal Crescent, Ruislip, HA4 0PL



An opportunity has arisen to put your own stamp on this semi-detached bungalow situated close to amenities. With plenty of potential to extend subject to the usual planning constraints, this well-positioned home briefly comprises : Two bedrooms, living/dining room, fitted kitchen and bathroom suite. The property benefits include : Double glazing, gas central heating, rear garden, utility area, garage and off street parking. Royal Crescent is a popular residential road and is ideally situated for local schools, bus routes, restaurants and rail links(Central and Chiltern). The A40 is within striking distance offering swift and easy access to both Central London and The Home Counties. We strongly recommend an internal inspection to avoid disappointment as a quick sale is anticipated.





### ENTRANCE PORCH

Front aspect double glazed frosted entrance door, front aspect double glazed frosted window, fitted wardrobe, door to:

### HALLWAY

Coved ceiling, laminate effect flooring, radiator, loft hatch, doors to:

### LIVING ROOM

Rear aspect double glazed doors to conservatory, coved ceiling, laminate effect flooring, radiator.

### CONSERVATORY

Rear aspect double glazed doors to garden, dual aspect double glazed windows, radiator.

### KITCHEN

Side aspect double glazed frosted door, tiled walls, downlighting, a range of eye and base level units, integrated oven and hob, space for fridge freezer and washing machine.

### MASTER BEDROOM

Front aspect double glazed bay window, coved ceiling, radiator, fitted wardrobes.

### BEDROOM TWO

Rear aspect double glazed window, coved ceiling, spotlights, radiator.

### GARDEN

Mainly laid to lawn, patio area, garage, outbuilding.

### GARAGE

Up and over door, side aspect windows, lighting

### OUTBUILDING

Front aspect window, front aspect frosted glass door, lighting

### 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

South Ruislip (0.9 Mi) - Central  
Line



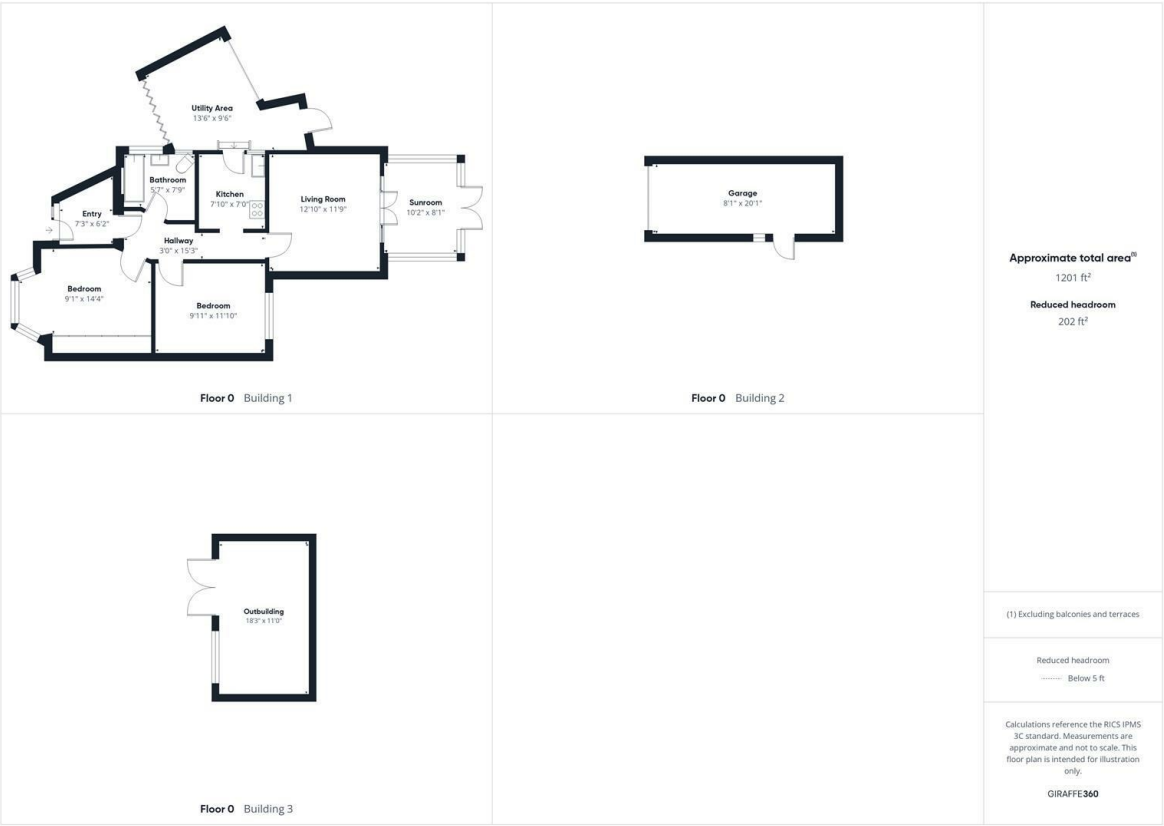
92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

[sales@gibsonhoney.co.uk](mailto:sales@gibsonhoney.co.uk)

[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)





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



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.