



Woodville Gardens, Ruislip, HA4 7ND  
£575,000





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Gibson Honey are delighted to present this beautifully refurbished semi detached bungalow. This stunning home briefly comprises: Welcoming entrance hall, two good size bedrooms, spacious living area open planned with a superb kitchen and modern bathroom suite. The property benefits include: Conservatory, double glazing, gas central heating, paved driveway and the property has plenty of potential to extend subject to the usual planning constraints. An internal viewing is highly recommended for this beautiful home. Situated in one of the area's most popular roads located in the heart of North Ruislip. This property is just moments from the area's shopping and transport links (Metropolitan/Piccadilly/Central & Chiltern Lines). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also ideally located within the catchment areas of the local highly regarded schools and is just a short stroll to the local parks.



## ENTRANCE HALL

Side aspect double glazed leaded light stained glass frosted door, laminate effect wooden flooring, downlighting, double radiator, hatch to loft space, doors to:

## KITCHEN

Dual aspect double glazed window, rear aspect double glazed frosted window, rear aspect double glazed door to rear

garden, laminate effect wooden flooring, part tiled walls, downlighting, a range of base and eye level units, one and half sink with drainer, integrated oven with four gas hob rings and extractor hood, space for dishwasher, leading to:

## LIVING ROOM

Laminate effect wooden flooring, downlighting, double radiator, rear aspect double glazed sliding door to:

## CONSERVATORY

Dual aspect double glazed windows, rear aspect double glazed double door to rear garden, laminate effect wooden flooring.

## BEDROOM ONE

Front aspect double glazed window with blind attachment, double radiator.

## BEDROOM TWO

Front aspect double glazed window with blind attachment, double radiator, picture rail.

## BATHROOM

Side aspect double glazed frosted window, tiled flooring, tiled walls, bath tub with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

## FRONT

Off street parking for approximately two vehicles.

## REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, side access, door to:

## GARAGE

Up and over door, power and lighting.

## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09.

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

## DISTANCE TO STATIONS

West Ruislip (0.5 Miles) - Central/Chiltern Railways  
Ruislip (0.8 Miles) - Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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