Howletts Lane, Ruislip, HA4 7RR

£575,000

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NO UPPER CHAIN. We are pleased to present to the market this well proportioned semi-detached bungalow offering a huge amount of potential subject to the usual planning constraints. Beautifully presented, this property briefly comprises; welcoming entrance hall, two DOUBLE bedrooms, fitted kitchen leading to a spacious living room with dining area, bathroom suite and larger than average private rear garden. The property benefits from off street parking, gas central heating, under floor heating, utility room and double glazing. This property is set in the heart of North Ruislip approximately three quarters of a mile from Ruislip's extensive amenities which offers a good range of local shops, bus routes, restaurants & rail links (Met & Piccadilly - Ruislip) (Central Line & overground - West Ruislip). Schools in the local vicinity include WhiteHeath School, B.W.I., Bishop Ramsey, Haydon, Warrender and the property is also within easy reach of Kings College playing fields, Pinn Fields, Park woods & St Martins Church.

ENTRANCE HALL
Front aspect leaded light frosted entrance door, engineered wooden flooring with under floor heating, radiator, doors to:

BEDROOM ONE
Front aspect double glazed window, downlighting, radiator, under floor heating, built in wardrobes.

BEDROOM TWO
Rear aspect double glazed door to rear garden, downlighting, skylight, radiator.

KITCHEN
Engineered wooden flooring with under floor heating, downlighting, skylight, access to eaves storage, a range of base and eye level units, one and a half stainless steel sink with drainer, hob with four electric rings, extractor hood, integrated appliances including double oven, fridge freezer, dishwasher, leading to:

LIVING/DINING ROOM
Rear aspect double glazed window, rear aspect double glazed double doors to rear garden, engineered wooden flooring with under floor heating.

UTILITY ROOM
Engineered wooden flooring with under floor heating, downlighting, space for washing machine, wall mounted boiler.

BATHROOM
Front aspect double glazed window, tiled flooring with under floor heating, tiled walls, tiled enclosed bath with shower attachment and mixer taps, shower cubicle with shower attachment and mixer taps, pedestal wash hand basin, downlighting, heated towel rail.

FRONT
Off street parking, laid to lawn.

REAR GARDEN
Patio area, mainly laid to lawn, panel enclosed fence, garden shed x 1.

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
West Ruislip (1.3 Miles) - Central/Chiltern Railways
Ruislip (1.4 Miles) - Metropolitan/Piccadilly

NB
This property is a probate sale and the grant of probate is awaited.

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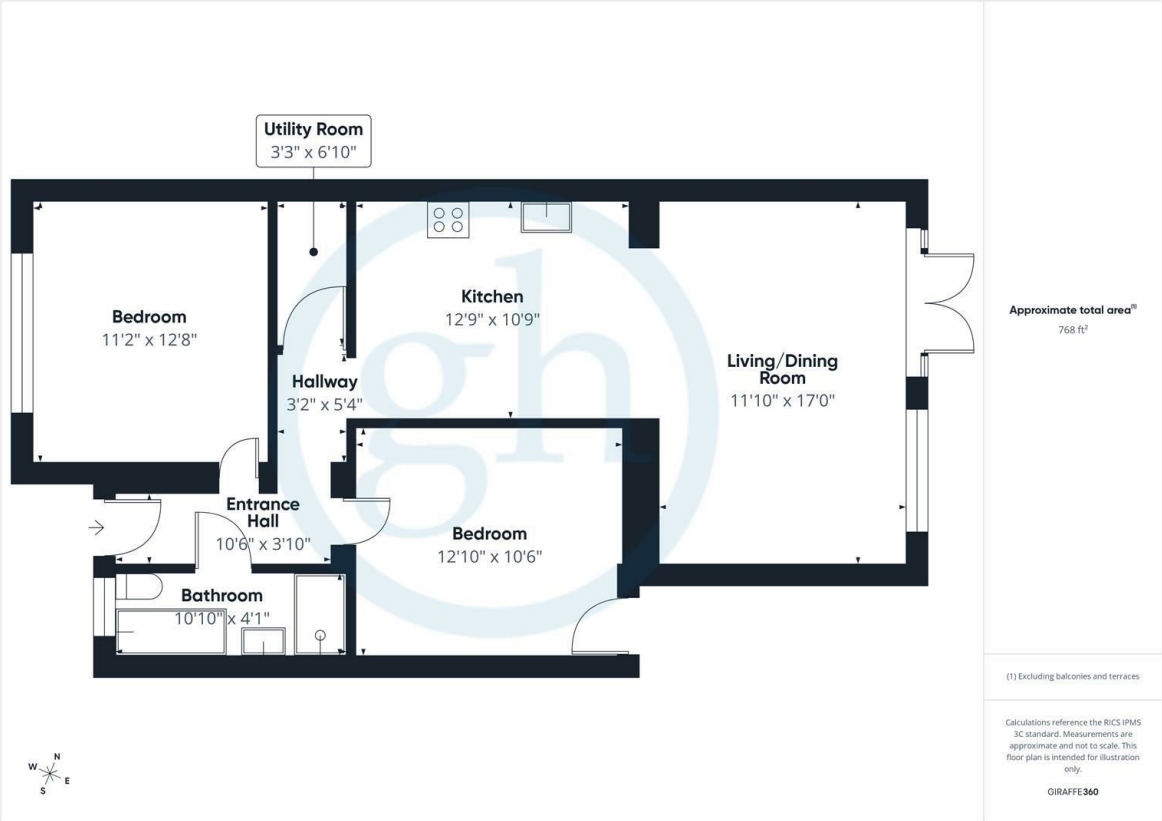

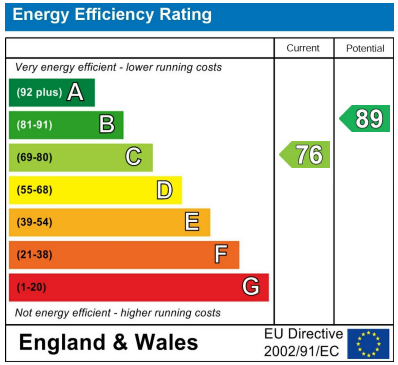

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