Tiverton Road, Ruislip, HA4 0BW

£450,000

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NO UPPER CHAIN. This property is in need of modernisation and offers spacious and versatile accommodation, making it an ideal purchase for first time buyers. The property features a bright and welcoming living room, kitchen, three good size bedrooms, family bathroom and a private rear garden. Set on this highly popular residential road within walking distance of both Ruislip High Street and Ruislip Manor. Located in close proximity to a number of local schools including Sacred Heart, Ladybankes and Ruislip High. The property is conveniently located, with Ruislip Manor & Ruislip Gardens stations just a few minutes walk away, offering access into London via the Metropolitan, Piccadilly and Central lines. For the motorist, the A40/M25 is within striking distance.

ENTRANCE HALL
Front aspect front door, stairs to first floor landing, door to:

LIVING ROOM
Front aspect double glazed bay window, picture rail, under-stair storage cupboard,

KITCHEN/ DINER
Rear aspect double glazed window, rear aspect double glazed door, a range of base level units, stainless steel sink with drainer, part tiled wall.

BATHROOM
Rear aspect double glazed frosted glass window, tiled walls, panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low level wc.

FIRST FLOOR LANDING
Access to loft hatch, doors to:

BEDROOM ONE
Front aspect double glazed bay window, front aspect double glazed window, picture rail, built in wardrobes

BEDROOM TWO
Rear aspect double glazed window, picture rail, storage cupboard

BEDROOM THREE
Rear aspect double glazed window, picture rail, built in wardrobes

GARDEN
Patio Area, mainly laid to lawn, Panel and wire fence

COUNCIL TAX
London Borough of Hillingdon - Band D - £2,045.46

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

DISTANCE TO STATIONS
Ruislip Gardens (0.4 Miles) - Central line
Ruislip Manor (0.5 Miles) - Metropolitan/Piccadilly.
Ruislip (0.9 Miles) - Metropolitan/Piccadilly.

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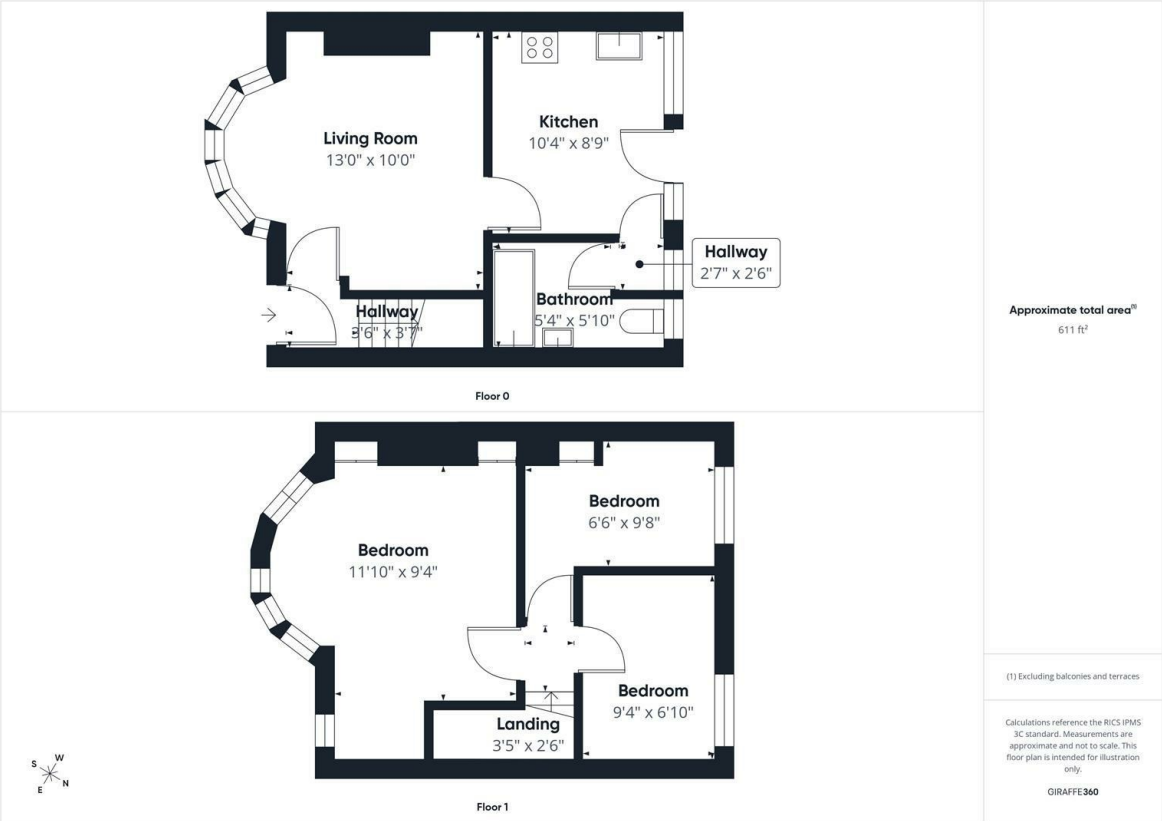

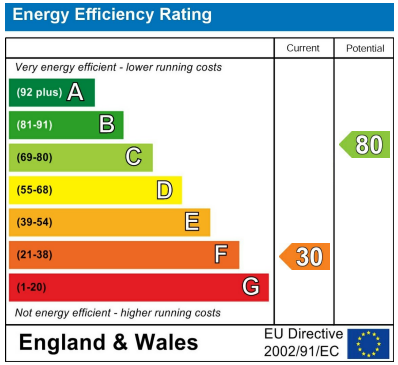

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