



Bridgwater Road, Ruislip, HA4 0EE
£525,000





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NO UPPER CHAIN This charming two-bedroom terraced house, located in the area of Ruislip Gardens, offers a perfect blend of comfort and convenience. The property features a spacious and bright living room, ideal for both relaxing and entertaining. The well-appointed kitchen provides ample storage and workspace, making it perfect for meal preparation. Upstairs, you'll find two generous-sized bedrooms, offering plenty of space for rest and relaxation, along with a family bathroom. Outside, the property benefits from a private rear garden, as well as a beautiful view over the parkland to the front of the property, providing a peaceful and relaxing retreat. The location is superb, being within striking distance of the A40, along with excellent transport links nearby, including Ruislip Gardens station, offering quick access to central London. The area also boasts a range of local amenities, including shops, schools, such as Ruislip High, Ruislip Gardens and Lady Bankes, and parks too, making this home perfect for young professionals, couples, or small families.



ENTRANCE PORCH

Front aspect double glazed frosted glass door, side aspect double glazed frosted glass windows, tiled flooring.

ENTRANCE HALL

Front aspect frosted glass door, radiator, dado rail, under stair storage cupboard housing meters

LIVING ROOM

Front aspect double glazed leaded light bay window, radiator, coved ceiling.

DINING AREA

Radiator, coved ceiling, rear aspect frosted glass double doors to:

KITCHEN

Rear aspect double glazed double doors, tiled flooring, part tiled walls, radiator, 4 ring gas hob with extractor hood, range of base and eye level units, stainless steel sink with drying rack, room for a range of appliances.

BATHROOM

Rear aspect double glazed frosted glass window, radiator, tiled walls, tiled flooring, pedestal wash hand basin, low level w/c, panel enclosed bath with wall mounted shower attachment.

BEDROOM ONE

Front aspect double glazed window, radiator, front aspect double glazed window, coved ceiling, built in wardrobes.

BEDROOM TWO

Rear aspect double glazed window, built in wardrobes, dado rail, coved ceiling, radiator.

GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, rear garage.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1952.38

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

DISTANCE TO STATIONS

Ruislip Gardens (0.1 mile) - Central line
South Ruislip (0.5 miles) - Central/Chiltern Railways
Ruislip (1.0 mile) - Metropolitan/Piccadilly



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

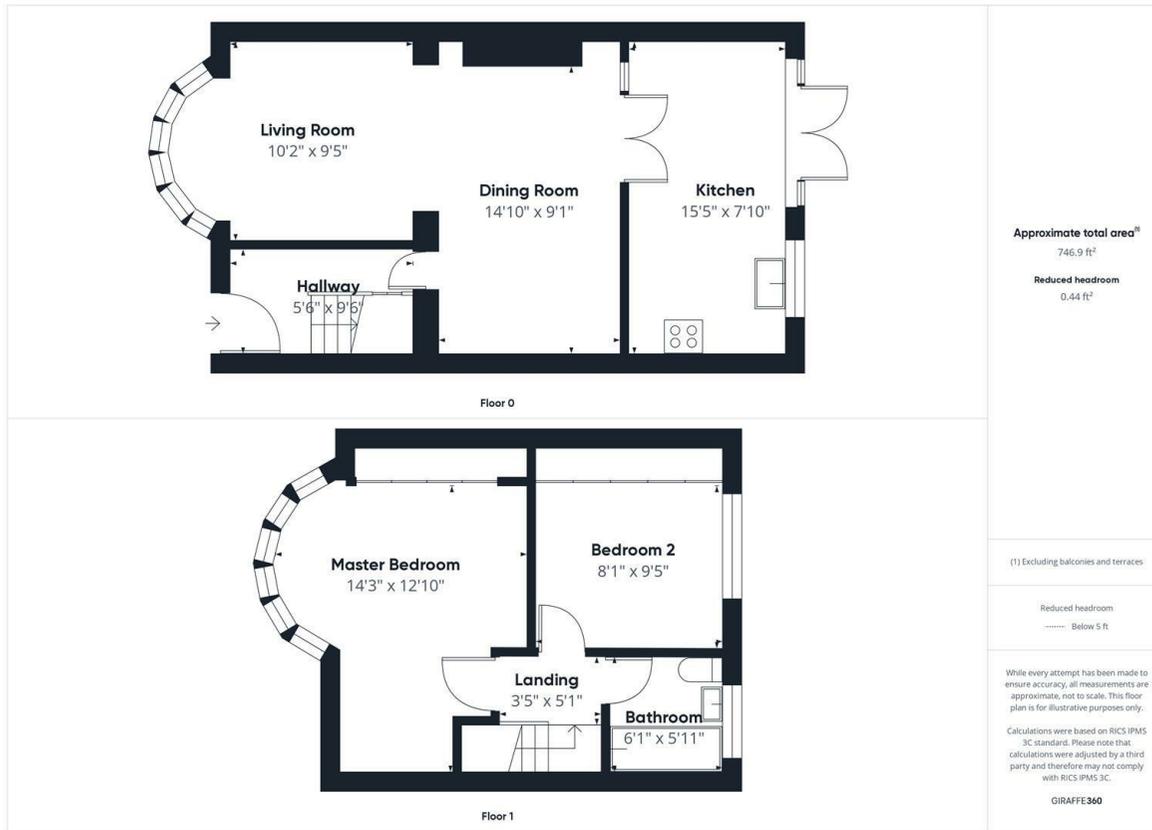
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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