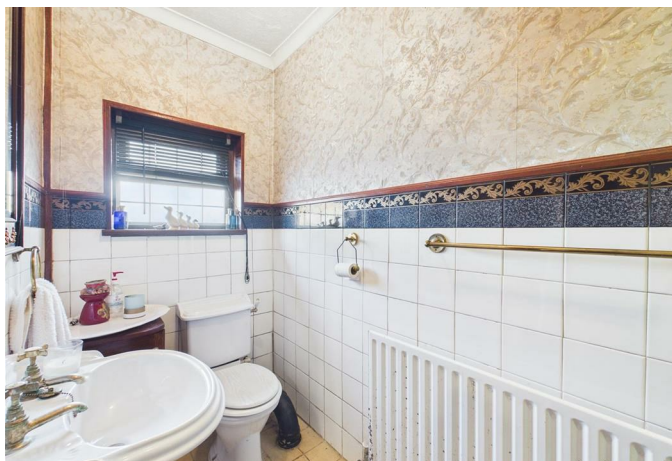
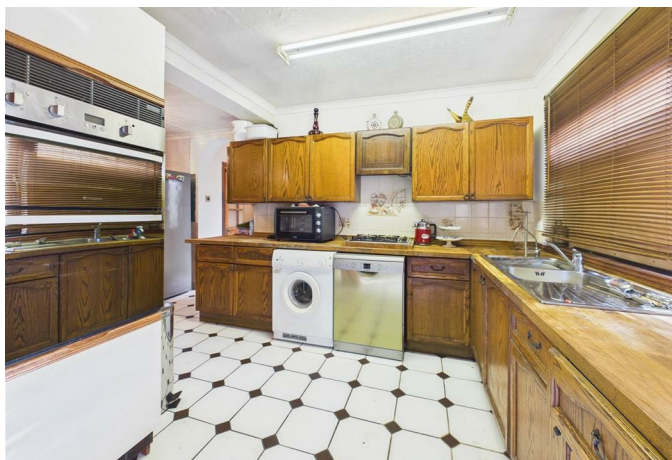




Pine Gardens, Ruislip, HA4 9TE

NO UPPER CHAIN Set in this popular location, this three-bedroom, two-bathroom home offers an exciting opportunity to renovate, reimagine and add significant value. In need of updating throughout, the property provides solid foundations and generous proportions ready for transformation. The flexible layout includes three well-sized bedrooms, two bathrooms, utility area, open plan kitchen/ diner, as well as excellent potential to extend (STPP) and enhance indoor living. For renovators, builders or buyers with vision, this is a chance to unlock the full potential and create something truly special. Ideally located within a short walk of Bessingby Park, as well as Ruislip Manor and Eastcote High Streets, which offer a wide selection of shops, cafés and restaurants. Both are served by the Metropolitan and Piccadilly lines. For motorists, the A40 provides easy access to Central London and the Home Counties. A number of highly regarded schools catering for children of all ages are also within close proximity.



## ENTRANCE HALL

Front aspect stained glass door, front aspect double glazed leaded light frosted glass windows, radiator, coved ceiling, under-stair storage cupboard

## LIVING ROOM

Front aspect double glazed leaded light bay window, cove ceiling, radiator, feature fireplace, rear aspect stained frosted glass window

## DOWNSTAIRS BATHROOM

Front aspect double glazed leaded light frosted glass window, tiled flooring, part tiled walls, standing shower cubicle, low level w/c, pedestal wash hand basin, radiator

## KITCHEN

Rear aspect double glazed leaded light window, coved ceiling, 4 ring gas hob with extractor hood, stainless steel sink with



draining rack, range of base and eye level units, part tiled walls, tiled flooring, room for appliances such as: washing machine, dishwasher, oven, fridge/ freezer.

## DINING AREA

Tiled flooring, coved ceiling, rear aspect double glazed leaded light door, door to:

## UTILITY ROOM

## LANDING

Side aspect double glazed leaded light frosted glass window, access to loft hatch

## BEDROOM ONE

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

## BEDROOM TWO

Rear aspect double glazed leaded light window, storage cupboards, radiator

## BEDROOM THREE

Front aspect double glazed leaded light window, rear aspect double glazed leaded light window, radiator x2, built in wardrobe

## BATHROOM

Rear aspect double glazed leaded light frosted glass window, panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, part tiled walls, heated towel rail

## W/C

Side aspect double glazed leaded light frosted glass window, low level w/c, tiled flooring, part tiled walls

## GARDEN

Mainly laid to lawn, panel enclosed fence, garden shed

## 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

Eastcote (0.5 Miles) - Metropolitan/Piccadilly  
Ruislip Manor (0.8 Miles) - Metropolitan/Piccadilly  
Ruislip Gardens (1.4 Miles) - Central line

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**gibsonhoney**



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



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