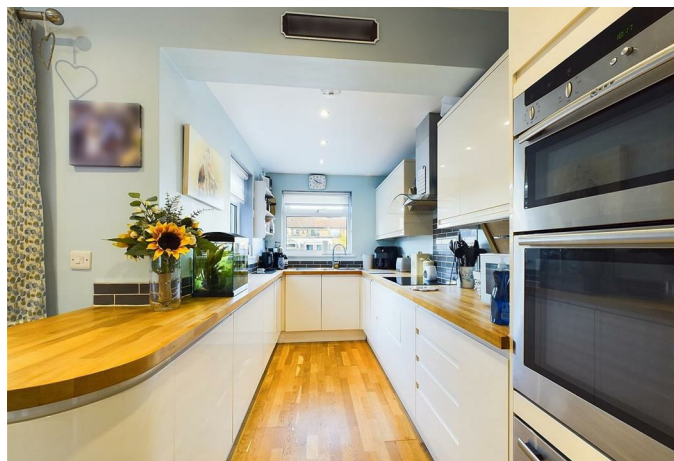




Bempton Drive, Ruislip, HA4 9DE

Gibson Honey are pleased to present to the market this immaculately presented three bedroom suntrap style 'B' type Manor home with the added benefit of an outbuilding. The property briefly comprises: three good size bedrooms, through lounge, kitchen/diner and modern bathroom suite. The property benefits include: double glazing, gas central heating, private rear garden and off street parking. This property is set in the heart of Ruislip Manor and a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School and Ruislip High School. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect door, radiator, stairs to first floor landing, engineered oak wood flooring, under stairs storage.

LIVING ROOM

Front aspect double glazed sun trap style bay window, radiator, downlighting, engineered oak wood flooring.

DINING ROOM

Rear aspect door to garden, radiator, downlighting, engineered oak wood flooring.

KITCHEN

Side aspect double glazed window, rear aspect double glazed window, downlighting, engineered oak wood flooring. a range of base and eye level units, stainless steel sink with drainer,

integrated induction hob, extractor fan, double oven, fridge/ freezer, space for washing machine and tumble dryer.

FIRST FLOOR LANDING

Loft hatch, doors to;

BEDROOM ONE

Front aspect double glazed sun trap style bay window, radiator, downlighting, engineered oak wood flooring.

BEDROOM TWO

Rear aspect double glazed window, radiator, downlighting, engineered oak wood flooring.

BEDROOM 3/ OFFICE SPACE

Front aspect double glazed window, radiator, engineered oak wood flooring, downlighting.

BATHROOM

Rear aspect double glazed frosted window, part tiled walls, downlighting, tiled flooring, tiled enclosed bath with mixer taps and shower attachment, sink with vanity unit, low level W/C, heated towel rail.

GARDEN

Large decking area ,outside power points, security lighting, artificial grass , pathway to outbuilding.

OUTBUILDING

Front aspect double glazed doors, front aspect double glazed windows ,down lighting, power, outside lighting, with additional storage/workshop area which leads into rear access to service road.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,760.46

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

DISTANCE TO STATIONS

Ruislip Gardens (0.7 miles) - Central line
Ruislip Manor (0.8 miles) - Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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