



Torcross Road, Ruislip, HA4 0TE
£625,000



NO UPPER CHAIN. We are delighted to present to the market this spacious three bedroom semi detached family home with vast potential to extend subject to the usual planning constraints. Located in this highly convenient location this property briefly comprises: Living room open to the dining room and fitted kitchen. To the first floor there are three good size bedrooms with a family bathroom suite. The property benefits include: welcoming entrance hall, living room perfect for hosting, beautiful rear garden, sun room with attached garage, and off street parking.

Torcross Road is set close to South Ruislip's and Ruislip Manor's amenities including rail links (Central/Metropolitan/Piccadilly/Chiltern) and local schools such as Queensmead & Deansfield. It is also ideally located for the Old Dairy site which includes a Cinema, restaurants and Asda. The A40 is within striking distance offering swift and easy access to both London and the Home Counties.



ENTRANCE HALL

Front aspect double glazed frosted entrance door, covered ceiling, radiator, under stair storage cupboard, doors to:

LIVING ROOM

Front aspect double glazed part bay window, rear aspect double glazed doors, side aspect double glazed frosted window, covered ceiling, radiator x 2, under stair storage cupboard, decorative fireplace, door to:

KITCHEN

Side aspect double glazed frosted door, rear aspect double glazed window, covered ceiling, part tiled walls, tiled flooring, a range of base and eye level units, space for fridge freezer and washing machine, wall mounted boiler.

SUN ROOM

Rear aspect windows, door to garden, door to:

GARAGE

Up and over door, power and lighting.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, covered ceiling, loft hatch, doors to:

MASTER BEDROOM

Front aspect double glazed window, covered ceiling, radiator, fitted wardrobes.

BEDROOM TWO

Rear aspect double glazed window, covered ceiling, radiator, fitted wardrobe.

BEDROOM THREE

Front aspect double glazed window, covered ceiling, radiator.

BATHROOM

Rear aspect double glazed frosted window, tiled walls, radiator, storage cupboard, wet room shower cubicle with mixer taps and shower attachment, wall mounted wash hand basin, low level wc.

GARDEN

Patio area, laid to lawn, panel enclosed fencing.

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

Ruislip Gardens (0.5 Mil) - Central line

South Ruislip (0.6 Mil) - Central line and Chiltern Railways

Ruislip Manor (0.8 Mil) - Metropolitan and Piccadilly



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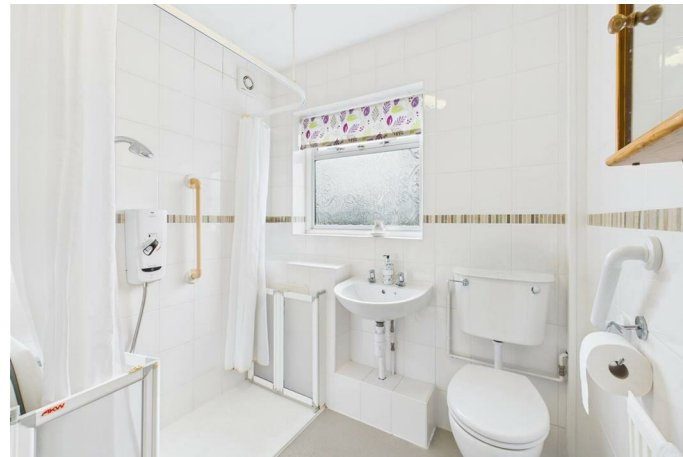
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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