



Bideford Road, Ruislip, HA4 0UD



NO UPPER CHAIN. A substantial five/six bedroom extended family home set in this highly convenient location. Deceptively spacious, this extended home briefly comprises: Three double bedrooms and two good size single bedrooms upstairs, study/bedroom six downstairs, two bathroom suites, bay fronted living room open to the dining room and a modern kitchen. The property benefits include: Study/office, downstairs bathroom, double glazing, gas central heating with GloWorm system, off street parking, outbuilding and rear garden. The property is ideal for a family seeking well proportioned accommodation in a convenient, and sort after location. Ruislip Manor & Ruislip Gardens shops and transport links are a few minutes' walk away with the A40/M40/M25 close by providing swift and easy access into Central London and the surrounding Home Counties. For families, the property comes into the catchment of many highly regarded schools.



ENTRANCE HALL

Front aspect door, coved ceiling, radiator, stairs leading to first floor landing, doors to;

LIVING ROOM

Front aspect double glazed "sun-trap style" bay window, coved ceiling, radiator.

DINING ROOM

Rear aspect double glazed doors to rear garden, coved ceiling, radiator, storage cupboard.

STUDY

Front aspect double glazed windows, coved ceiling, radiator

DOWNSTAIRS BATHROOM

Tiled floor, tiled walls, standing shower cubicle, low level w/c, vanity unit incorporating wash hand basin, heated towel rail.



KITCHEN

Rear aspect double glazed frosted glass window, rear aspect double glazed frosted glass door tiled flooring, part tiled wall, stainless steel sink with draining, 4 ring gas hob with extractor hood, integrated oven and microwave, room for fridge-freezer, washing machine, dishwasher.

LANDING

Coved ceiling, doors to:

BEDROOM ONE

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

BEDROOM TWO

Rear aspect double glazed window, coved ceiling, laminate flooring, radiator

BEDROOM THREE

Front aspect double glazed window, radiator, coved ceiling, laminate flooring

BEDROOM FOUR

Rear aspect double glazed window, radiator, laminate flooring, coved ceiling.

BEDROOM FIVE

Front aspect double glazed window, radiator, coved ceiling.

FAMILY BATHROOM

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

GARDEN

Patio area, mainly laid to lawn, panel enclosed fence

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

South Ruislip (0.4 Mi) - Central Line

Ruislip Gardens (0.5 Mi) - Central Line

Ruislip Manor (1 Mi) - Metropolitan + Piccadilly Line

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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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