



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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