



Rabournmead Drive, Northolt, UB5 6YJ  
£400,000





NO UPPER CHAIN. We are delighted to present to the market this well presented two bedroom semi detached bungalow set on this ever popular development. The property includes: two bedrooms, modern bathroom suite, kitchen, and living/dining room. The property benefits include: electric heating, double glazing, good size private rear garden and off street parking.

Rabourmead Drive is situated within walking distance to both Northolt and South Ruislip's amenities which include local shops, eateries, bus and rail links (Central Line). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



### ENTRANCE HALL

Side aspect entrance door, laminate effect flooring, storage cupboard x 2, hatch to loft space, doors to:

### LIVING ROOM

Front aspect double glazed window, laminate effect flooring, electric storage heater.

### KITCHEN

Rear aspect double glazed window, laminate effect flooring, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, space for appliances, integrated oven, rear aspect door to rear garden.

### BEDROOM ONE

Rear aspect double glazed window, electric storage heater.

### BEDROOM TWO

Front aspect double glazed window, laminate effect flooring, electric storage heater.

### BATHROOM

Laminate effect flooring, tiled walls, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting.

### FRONT

Off street parking.

### REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, garden shed x 1.

### COUNCIL TAX

London Borough of Hillingdon -  
Band C - £1,735.45

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

### DISTANCE TO STATIONS

South Ruislip (0.7 Miles) - Central  
and Chiltern Line  
Northolt (0.8 Miles) Centrsl line



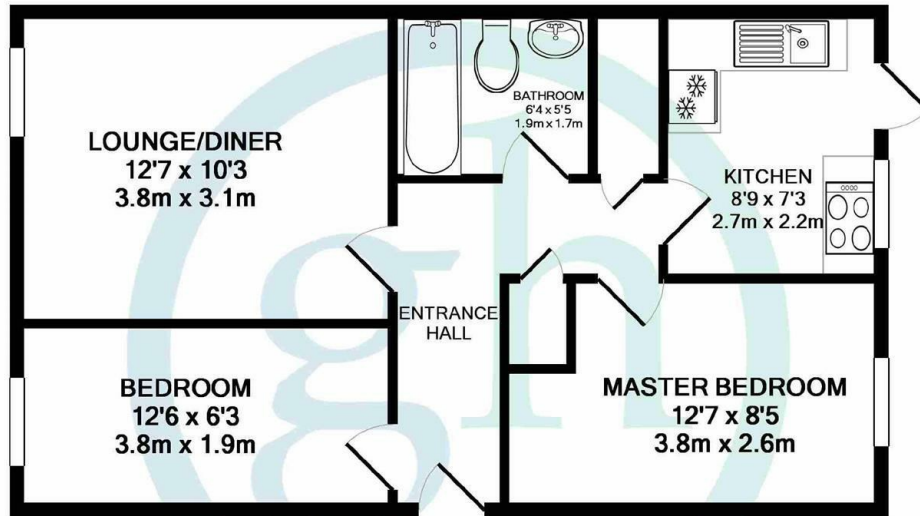
73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

T: 01895 699077

[ruislipmanor@gibsonhoney.co.uk](mailto:ruislipmanor@gibsonhoney.co.uk)

[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)





TOTAL APPROX. FLOOR AREA 482 SQ.FT. (44.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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 2002/91/EC



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