



Victoria Road, Ruislip, HA4 0EP

We are pleased to present to the market this beautiful three bedroom, end of terrace home. This well presented property briefly comprises: Three good size bedrooms, bay fronted living room, spacious through lounge/diner, homely kitchen and modern family bathroom. The property benefits include: Double glazing, gas central heating, garage and a private rear driveway. Set in this popular location within walking distance of Ruislip High Street, Ruislip Manor and Ruislip Gardens, the property is ideally located for a number of local schools including St Swithun Wells, Ladybankes and Ruislip High which has recently been classed as Outstanding. Equidistant to an array of train stations including Ruislip Gardens, South Ruislip & Ruislip Manor (Central/Piccadilly/Metropolitan) and conveniently located for the A40/M40/M25 offering access into London and the Home Counties.



ENTRANCE PORCH

Front aspect double glazed frosted entrance door, tiled flooring, door to:

THROUGH LOUNGE

Front aspect double glazed bay window, rear aspect double glazed sliding doors to rear garden, coved ceiling, spotlights, radiator x2, laminate effect flooring, fitted storage cupboard, under stair storage cupboard, through to:

KITCHEN

Rear aspect double glazed window, coved ceiling, spotlights, tiled flooring, integrated dishwasher, boiler, oven and hob, space for fridge freezer and washing machine.

FIRST FLOOR LANDING

Coved ceiling, loft hatch, storage cupboard, doors to:

MASTER BEDROOM

Front aspect double glazed bay window, front aspect double glazed window, coved ceiling, radiator.

BEDROOM TWO

Rear aspect double glazed window, coved ceiling, radiator.

BEDROOM THREE

Rear aspect double glazed window, coved ceiling, radiator.

BATHROOM

Side aspect double glazed frosted window, coved ceiling, heated towel rail, part tiled walls, tiled flooring, panel enclosed bath with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

GARAGE

Up and over door.

GARDEN

Patio area, laid to lawn, panel enclosed fencing, rear access.

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 (0.5 Miles) - Central line/Chiltern line
Ruislip Gardens (0.6 Miles) - Central line
Ruislip Manor (0.9 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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