



Dartmouth Road, Ruislip, HA4 0DD



We are pleased to present to the market this well proportioned three bedroom 'A' type Manor home. This well presented EXTENDED property briefly comprises: Three good size bedrooms, bay fronted dining room, spacious lounge, extended 'L' shaped kitchen and modern bathroom suite. The property benefits include: Double glazing, gas central heating, off street parking, garage, downstairs cloakroom and beautiful rear garden. 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 Sacred Heart, Ladybankes and Ruislip High. Equidistant to an array of train stations including Ruislip Gardens and Ruislip Manor (Central/Piccadilly/Metropolitan) and conveniently located for the A40/M40/M25 offering access into London and the Home Counties.



ENTRANCE HALL

Stairs to first floor landing, tiled flooring, under stairs storage cupboard, coved ceiling, radiator, doors to:-

DINING ROOM

Front aspect bay double glazed window, coved ceiling, radiator, decorative coving, working electric fireplace. Double doors to:



LIVING ROOM

Coved ceiling, radiator, feature fireplace, door to cloakroom. Leading to:

KITCHEN

Rear aspect double glazed window, down lights, coved ceiling, tiled flooring, built in oven and hob with extractor fan over, sink with drainer and mixer taps, electric radiator, integrated fridge freezer and washing machine.

CLOAKROOM

Rear aspect double glazed frosted window, downlighting, towel rail, low level wc, wall mounted wash hand basin with storage unit, tiled flooring, part tiled walls.

MASTER BEDROOM

Front aspect double glazed bay window, coved ceiling, radiator, fitted wardrobes.

BEDROOM TWO

Rear aspect double glazed window, coved ceiling, radiator, fitted wardrobes.

BEDROOM THREE

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

BATHROOM

Rear aspect double glazed frosted windows, tiled floor and walls, shower cubicle, low level wc, wall mounted wash basin and heated towel rack.

REAR GARDEN

Mainly laid to lawn, patio area, storage shed and garage.

COUNCIL TAX

London Borough of Hillingdon -
Band E - £2,151.66

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

DISTANCE TO STATIONS

Ruislip Gardens (0.5 Miles) -
Central line
Ruislip Manor (0.8 Miles) -
Metropolitan/Piccadilly.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

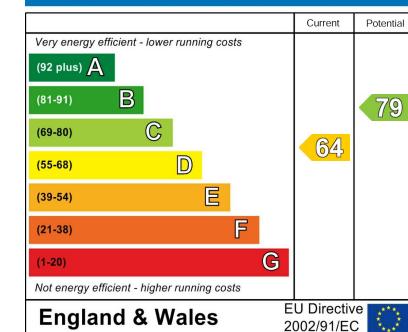
Approximate total area⁽¹⁾
1244.18 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.