



Victoria Road, Ruislip, HA4 9DF





gibsonhoney

Gibson Honey are pleased to present a FIVE BEDROOM A-type Manor Home. With the added benefit of a loft conversion this family home briefly comprises: FIVE good size bedrooms, two bathrooms, bay fronted dining room, separate living room and bright kitchen. The property benefits include: double glazing, and potential to extend further STPP. This most desirable property is set close to South Ruislip, Ruislip Gardens and Ruislip Manor's amenities including rail links (Chiltern/Central/Metropolitan/Piccadilly) and local schools such as Lady Bankes, Ruislip High, Queensmead & Deansfield. It is also ideally located for the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema. The A40 is within striking distance offering swift and easy access to both London and the Home Counties. For families there are a number of parks a short walk away.



## ENTRANCE HALL

Front aspect door, double radiator, under stairs storage housing electric meter, doors to;

## DINING ROOM

Front aspect double glazed bay window, double radiator.

## LIVING ROOM

Rear aspect double glazed sliding patio doors, gas fireplace, radiator.

## KITCHEN

Rear aspect double glazed frosted door to rear garden, rear aspect double glazed window, a range of base and eye level units, downlighting, stainless steel sink with drainer, space for washing machine, oven with four gas hob rings with extractor hood and fridge freezer.

## FIRST FLOOR LANDING

Airing cupboard housing water tank and mega flow, doors to;

## BEDROOM TWO

Front aspect double glazed bay window, picture rail.

## BEDROOM THREE

Rear aspect double glazed window, radiator.

## BEDROOM FIVE

Front aspect double glazed bay window, radiator.

## BATHROOM

Rear aspect double glazed frosted window, downlighting, radiator, steel bathtub enclosed by wooden panels with storage units, low level w/c, wash hand basin.

## SECOND FLOOR LANDING

Storage cupboard, doors to;

## MASTER BEDROOM

Rear double glazed window, radiator.

## BEDROOM FOUR

Velux double glazed windows, storage in eaves, radiator.

## BATHROOM

Rear aspect double glazed frosted window, downlighting, heated

towel rail, shower cubicle, low level w/c, wash hand basin, tiled walls.

## GARDEN

Mainly laid to lawn, patio area, wooden shed with power sockets, rear access to gated service road.

## 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

Ruislip Manor (0.6 Miles) - Metropolitan/Piccadilly.  
Ruislip Gardens (0.6 Miles) - Central line  
South Ruislip (0.8 Miles) - Central line/Chiltern line



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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