



Castleton Road, Ruislip, HA4 9QL





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We are delighted to present to the market this well presented terraced property on Castleton Road. This spacious property briefly comprises : Lounge, large kitchen/ dining area, master bedroom, and a further three bedrooms and modern bathroom suite. The property benefits include : Downstairs cloakroom, gas central heating, rear garden backing parkland and ample off street parking to the front. This property is set approximately 1/2 mile from Eastcote's extensive amenities which offer a good range of local shops, bus routes, restaurants and rail links (Metropolitan/Piccadilly). The A40 is a short drive away offering swift and easy access to both Central London and the Home Counties. It is also ideally situated for a good selection of highly regarded local schools.



ENTRANCE PORCH

Front aspect double glazed leaded light door, side aspect double glazed leaded light windows

ENTRANCE HALL

Front aspect double glazed leaded light door, radiator, laminate flooring, under-stair storage cupboard housing meters, doors to:

LIVING ROOM

Front aspect double glazed window, coved ceiling, radiator, dado rail, access to:

DINING AREA

Rear aspect double glazed window, laminate flooring, radiator x2, coved ceiling, storage cupboard

KITCHEN

Rear aspect double glazed window, rear aspect double glazed door, side aspect double glazed frosted glass window, a range of base and eye level units, five ring gas hob with extractor hood, room for appliances, stainless steel sink with drying rack, kitchen island with storage, tiled flooring, tiled walls

DOWNSTAIRS CLOAKROOM

Rear aspect double glazed frosted glass window, tiled flooring, tiled walls, low level w/c, vanity unit incorporating wash hand basin.

LANDING

Doors to:

BEDROOM ONE

Front aspect double glazed leaded light windows, built-in wardrobes and dresser, radiator, laminate flooring

BEDROOM TWO

Rear aspect double glazed windows, laminate flooring, built-in wardrobe, radiator, coved ceiling

BEDROOM THREE

Front aspect double glazed leaded light window, coved ceiling, laminate flooring, radiator, built-in wardrobe

BEDROOM FOUR

Rear aspect double glazed window, laminate flooring, built-in wardrobe, radiator, coved ceiling

BATHROOM

Rear aspect double glazed frosted glass window, tiled walls, laminate flooring, low level w/c, panel enclosed bath with wall mounted shower attachment and mixer taps, coved ceiling, radiator, vanity unit incorporating wash hand basin

REAR GARDEN

Main lay to patio, brick-built storage shed, panel enclosed fence, access to park at the rear

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

Eastcote (0.7 Miles) - Metropolitan/Piccadilly
Rayners Lane (0.9 Miles) - Metropolitan/Piccadilly
South Ruislip (1.5 Miles) - Central/Chiltern Railways



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

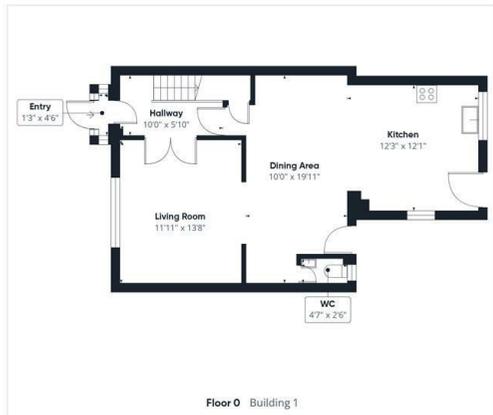
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Approximate total area[®]
1111 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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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