



Torcross Road, Ruislip, HA4 0TG



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We are delighted to present to the market this well presented three bedroom semi detached family home with planning permission for a part two storey, part single storey side and rear extension. Located in this highly convenient location this much improved upon property briefly comprises: Living room open to the dining room and fitted kitchen. To the first floor there are three good size bedrooms with a modern family bathroom suite. The property benefits include: welcoming entrance porch, downstairs cloakroom, utility area, rear garden, outbuilding with attached storage and off street parking for several vehicles. Torcross Road is set close to South Ruislip's and Ruislip Manor's amenities including rail links (Central/Metropolitan/Piccadilly/Chiltern) and local schools such as Queensmead & Deansfield. It is also ideally located for the Old Dairy site which includes a Cinema, restaurants and Asda. The A40 is within striking distance offering swift and easy access to both London and the Home Counties.



## ENTRANCE PORCH

Front aspect door leading to:

## ENTRANCE HALL

Front aspect door, radiator with decorative cover, cupboard under stairs, stairs to first floor landing, doors to:

## LIVING ROOM

Front aspect double glazed leaded light window, radiator with decorative cover, feature fireplace, through to:

## DINING ROOM

Rear aspect double glazed door, rear aspect double glazed windows, radiator with decorative cover.

## KITCHEN

Rear aspect double glazed window, range of base and eye level units, one and a half stainless steel sink and drainer, gas hob with extractor over, integrated oven and microwave, side aspect double glazed frosted door to rear garden and utility area.

## UTILITY AREA

Rear aspect double glazed window, tiled flooring.

## DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, low level wc, wall mounted wash hand basin.

## LANDING

Side aspect double glazed frosted window, hatch to loft space, doors to:

## BEDROOM ONE

Rear aspect double glazed window, built in wardrobes, radiator.

## BEDROOM TWO

Front aspect double glazed leaded light window, radiator.

## BEDROOM THREE

Front aspect double glazed leaded light window, radiator.

## BATHROOM

Rear aspect double glazed frosted window, clawfoot bath with hand shower attachment, vanity unit incorporating wash hand basin, stand in shower cubicle, heated towel rail.

## FRONT

Off street parking for several vehicles.

## REAR GARDEN

Mainly laid to lawn, patio area.

## OUTBUILDING

Front aspect double glazed window and double doors, power and lighting.

## OUTBUILDING STORAGE

Front aspect double glazed door, side aspect door, power and lighting.

## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,156.66

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

## DISTANCE TO STATIONS

South Ruislip (0.9 miles) - Central and Overground  
Eastcote (1.0 miles) - Metropolitan/Piccadilly  
Ruislip Manor (1.3 miles) - Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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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