



South Park Way, Ruislip, HA4 6UL
£825,000





gibsonhoney

Gibson Honey is proud to present this superbly well proportioned four bedroom, semi-detached property. The property briefly comprises: welcoming entrance hall, spacious lounge and a beautiful open planned kitchen/dining room leading to a convenient utility room and modern bathroom suite. The benefits include: Four bedrooms, off street parking, downstairs bathroom, bi-fold doors, double glazing, gas central heating, side access, utility room, porch and good-sized private rear garden. Set in this popular residential location, the property is just footsteps from South Ruislip station (Central/Chiltern Railways) and within easy reach of A40/M40/M25 offering swift and easy access into both Central London and the Home Counties. The Old Dairy site is also within walking distance, offers a number of amenities including restaurants, Asda and a cinema. The property is well situated for a variety of local highly regarded schools.



ENTRANCE PORCH

Front aspect double glazed door, front aspect glazed windows, side aspect double glazed windows.

ENTRANCE HALL

Front aspect double glazed frosted glass door, laminate flooring, radiator, downlighting, coved ceiling.

DOWNSTAIRS BEDROOM

Front aspect double glazed window, laminate flooring, downlighting, built in wardrobe, storage cupboard housing meters, radiator.

DOWNSTAIRS BATHROOM

Side aspect double glazed frosted glass window, underfloor heating, tiled flooring, part tiled walls, standing shower cubicle with wall mounted shower, vanity unit incorporating wash hand basin, downlighting, heated towel rail, low level w/c.

LOUNGE

Front aspect double glazed suntrap-style bay window, radiator, coved ceiling, laminate flooring, downlighting.

KITCHEN/ DINER

Rear aspect double glazed windows, rear aspect double glazed bi-folding doors, underfloor heating, UV protected skylight, laminate flooring, downlighting, radiator, kitchen Island, 5 ring gas hob with extractor fan, a range of base and eye level German Kitchen units, coved ceiling, sink with drying rack, a range of integrated appliances, sink with drying rack, room for American fridge freezer.

UTILITY ROOM

Rear aspect double glazed window, side aspect double glazed door, radiator, room for washing machine and dryer, storage cupboards, boiler, downlighting.

FIRST FLOOR LANDING

Side aspect double glazed frosted glass window, downlighting, storage cupboard housing water tank, access to loft hatch, doors to:

BEDROOM ONE

Rear aspect double glazed window, built-in wardrobes, radiator, downlighting, coved ceiling.

BEDROOM TWO

Front aspect double glazed window, built-in wardrobes, coved ceiling, downlighting, radiator.

BEDROOM THREE

Front aspect double glazed window, built-in wardrobe, downlighting.

BATHROOM

Rear aspect double glazed frosted glass window, under floor heating, tiled flooring, tiled walls, tile enclosed bath with mixer taps, wall mounted shower, downlighting, heated towel rail, vanity unit incorporating wash hand basin, low level w/c.

REAR GARDEN

Patio area, laid to lawn, panel enclosed fence.

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 (0.3 Mi) - Central/Chiltern Railways
Ruislip Gardens (0.8 Mi) - Central line



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

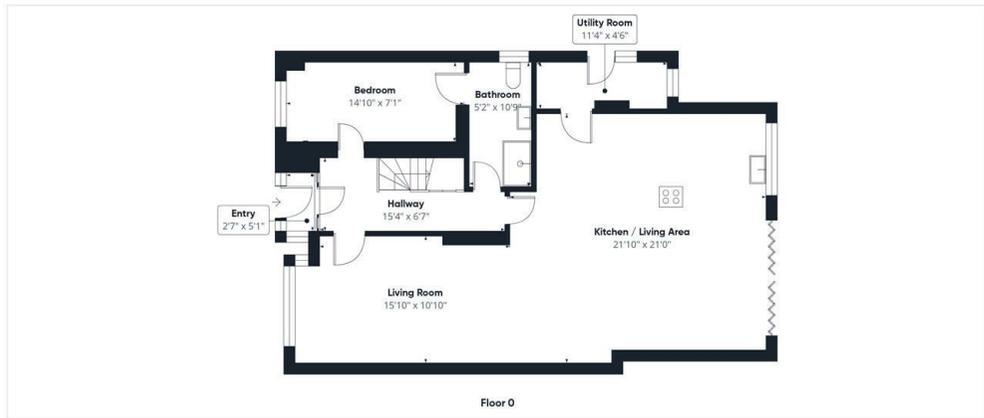
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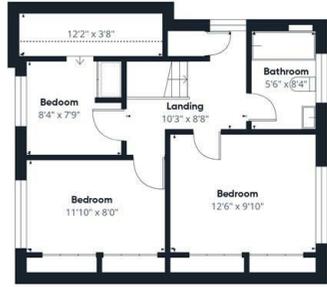
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Floor 0



Floor 1



Approximate total area[®]
1425 ft²
Reduced headroom
26 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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