



Whitby Road, Ruislip, HA4 9DS



PORCH

Front aspect door, door to entrance hallway

ENTRANCE HALLWAY

Door to lounge, radiator, stairs to first floor landing, engineered wood flooring , alarm panel

LOUNGE

Front aspect double glazed bay window, engineered wood flooring

DINING ROOM

Double doors to kitchen, Radiator, engineered wood flooring , feature fireplace

KITCHEN

Rear aspect double glazed window, rear aspect doors to garden, range of eye and base level units, single drainer sink unit with mixer tap, space for washing machine, dishwasher and

Smeg range oven, tiled floor, wall mounted Worcester boiler, radiator

LANDING

Doors to:-

BEDROOM ONE

Front aspect double glazed bay window, radiator, engineered wood flooring

BEDROOM TWO

Rear aspect double glazed window, storage cupboard, engineered wood flooring

BEDROOM THREE

Front aspect double glazed window, engineered wood flooring, radiator, concertina door to landing

BATHROOM

Rear aspect double glazed window, tiled floor and walls, low level WC, vanity sink unit with mirror over, wall mounted towel radiator, panel enclosed p-shaped with shower over

REAR GARDEN

Large tiled patio area, summer house, lawn space to rear, pathway leading to garage

SUMMERHOUSE

Front aspect door, side aspect windows, power and lighting

GARAGE

Up and over door to service road, rear aspect windows and door

DISTANCE TO STATIONS

Ruislip Gardens (0.4 Mile) - Central line
Ruislip Manor (0.7 Mile) - Metropolitan/Piccadilly
Ruislip (0.8 Mile) - Metropolitan/Piccadilly

COUNCIL TAX

London Borough of Hillingdon - Band D - £1760.46

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

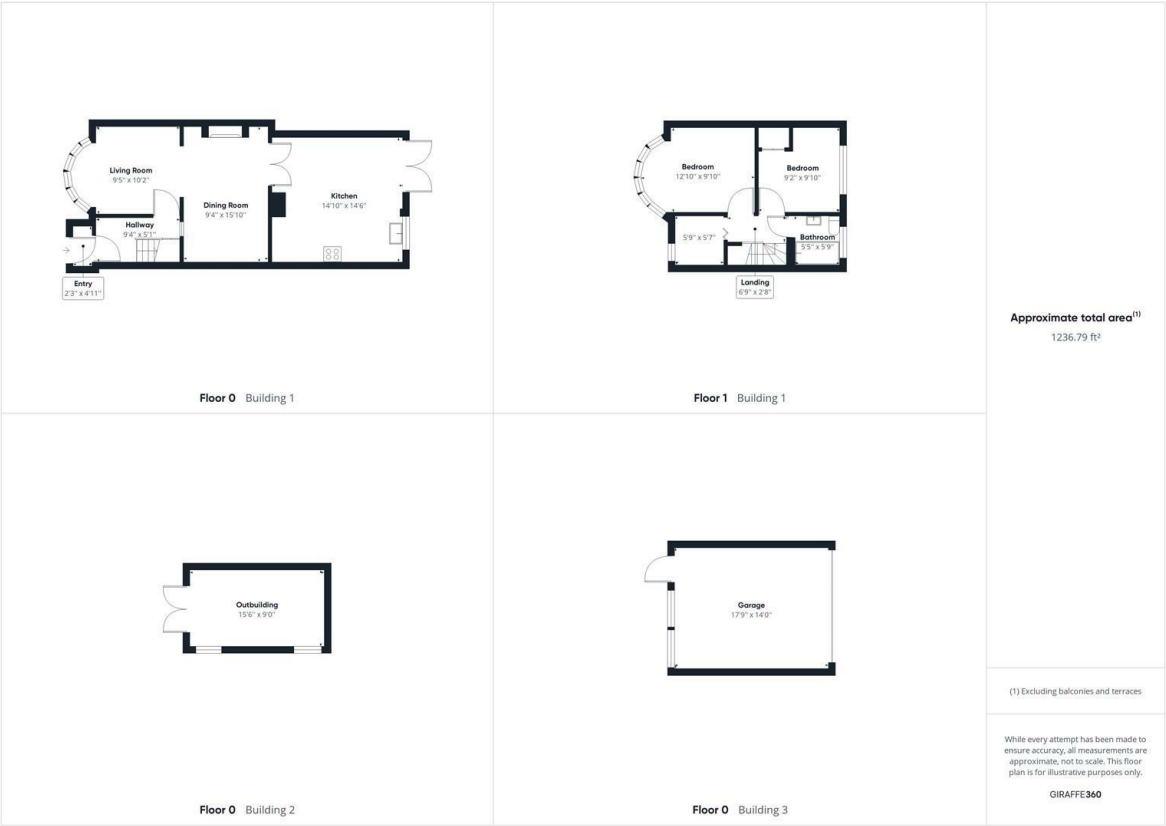


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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