



Whitby Road, Ruislip, HA4 9DS



A simply stunning Manor home which has been much improved upon by the current owners. Ready to move into, this gorgeous home briefly comprises: Welcoming entrance hall, three bedrooms, living room open to dining room, spacious kitchen/breakfast room and a modern bathroom suite. The benefits include: double glazing, gas central heating, off street parking, private landscaped rear garden, outbuilding and garage to rear. This property is set within a family friendly neighbourhood and is a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and Metropolitan/Piccadilly rail links with other connections close by. There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School and Ruislip High School. For the Motorist, the A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



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

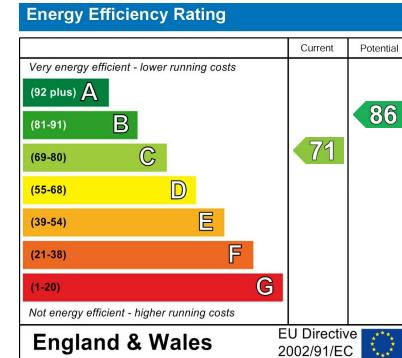
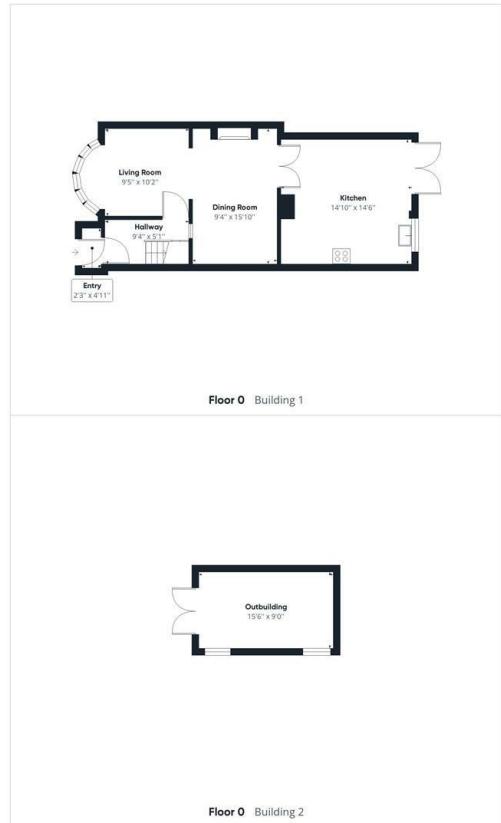
N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

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