Barnstaple Road, Ruislip, HA4 0UW

£550,000

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gibsonhoney

An exceptionally well-presented and extended two-bedroom home, ideally positioned in a peaceful yet highly convenient location. This versatile property features a spacious open-plan extended living and dining area, a beautifully appointed fitted kitchen, and a fully functional outbuilding that provides excellent additional space, perfectly suited to modern family living or home working.

The first floor offers a generous principal bedroom, a further well-proportioned double bedroom, and a stylish contemporary family bathroom. Further benefits include a private driveway with an electric vehicle charging point, a good-sized rear garden, and the added flexibility of the outbuilding.

Ideally located within easy reach of South Ruislip and Ruislip Manor, the property enjoys excellent transport connections via the Chiltern, Central, Metropolitan, and Piccadilly lines. The area is well served by highly regarded schools, including Ruislip High and Deanesfield. The popular Old Dairy development is also nearby, offering an Asda supermarket, a variety of restaurants, and a cinema. The A40 provides swift access to London and the Home Counties, while several family-friendly parks are just a short walk away.

ENTRANCE HALL
Front aspect door, coved ceiling, stairs to first floor, door leading to;

LIVING ROOM
Front aspect double glazed bay window, radiator, coved ceiling

DINING ROOM
Double radiator, coved ceiling, downlighting, under stairs cupboard, doors to;

KITCHEN
Rear aspect double glazed windows, rear aspect double glazed door leading to garden, downlighting, a range of base and eye level units, tiled flooring, integrated Neff Appliances including frigde /freezer, microwave, oven unit with four gas hob rings, stainless steel sink and drainer, breakfast bar, dishwasher, space for washing machine.

FIRST FLOOR LANDING
Loft hatch leading to loft with fixed lighting and pull down ladder, doors to;

BEDROOM ONE
Front aspect double glazed bay window, front aspect double glazed window, coved ceiling, radiator, fitted wardrobes.

BEDROOM TWO
Rear aspect double glazed window, coved ceiling, radiator.

BATHROOM
Rear aspect double glazed frosted window, fully tiled flooring and walls, panel enclosed bathtub with rainfall shower attachment, vanity unit incorporating wash hand basin, low level w/c, heated towel rail.

GARDEN
Mainly laid to patio, electrical power points, panel enclosed fencing, outbuilding, rear access to service road.

OUTBUILDING / OFFICE
Front aspect double glazed door, front aspect double glazed window, a range of base and eye level units, Space for fridge, washing machine and dryer, electrical plug sockets.

COUNCIL TAX
London Borough of Hillingdon - Band D - £1952.38

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

DISTANCE TO STATIONS
South Ruislip (0.9 Miles) - Central and Overground
Ruislip Gardens (0.9 Miles) - Central
Eastcote (1.1 Miles) - Metropolitan/Piccadilly
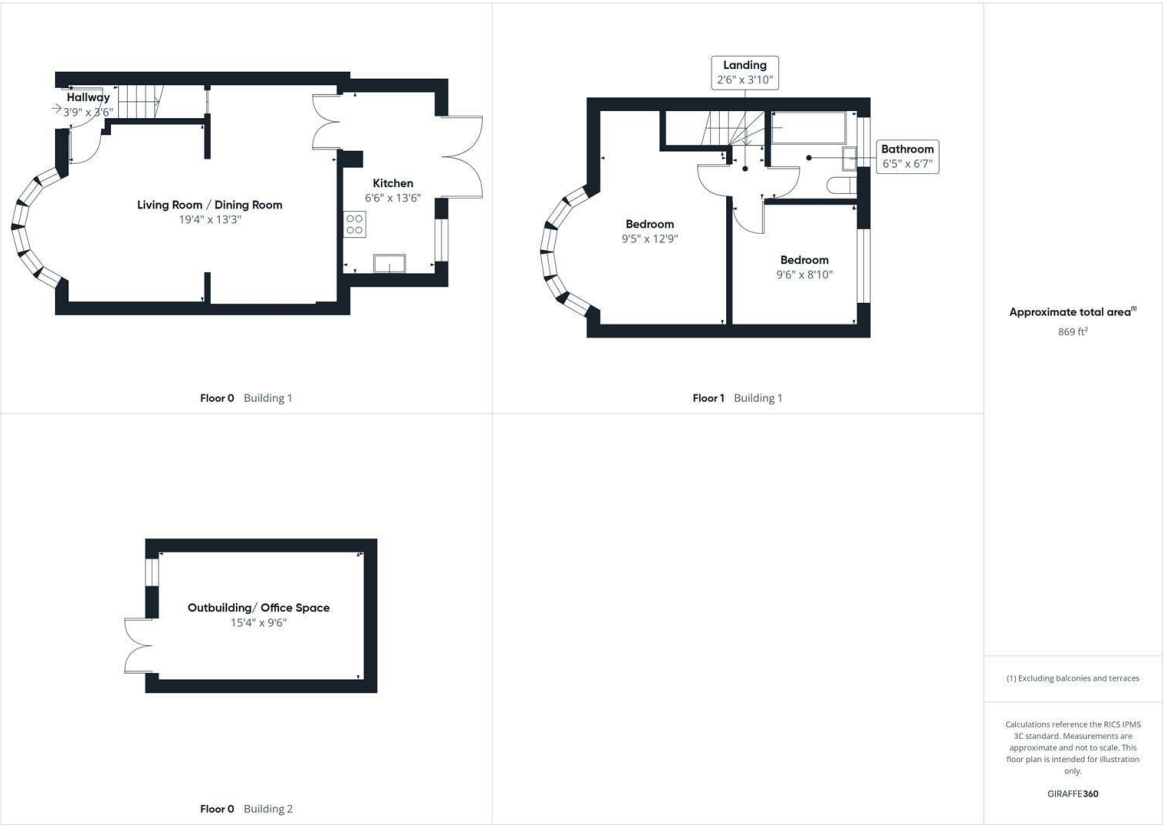Ruislip Manor (1.1 Miles) - Metropolitan/Piccadilly

Floor 0 Building 1

Hallway
3'9" x 3'6"

Living Room / Dining Room
19'4" x 13'3"

Kitchen
6'6" x 13'6"

Floor 1 Building 1

Landing
2'6" x 3'10"

Bathroom
6'5" x 6'7"

Bedroom
9'5" x 12'9"

Bedroom
9'6" x 8'10"

Approximate total area[1]
869 ft²

Floor 0 Building 2

Outbuilding/ Office Space
15'4" x 9'6"

(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.

GIRAFFE**360**

Energy Efficiency Rating

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