



Sidmouth Drive, Ruislip, HA4 0BX

NO UPPER CHAIN Gibson Honey are delighted to present to the market this BRAND NEW end of terrace home. This spacious property briefly comprises: living room, modern kitchen with a range of integral appliances, one double bedroom, large modern bathroom suite. The property benefits include: downstairs wc, large rear garden, off street parking, double glazing, gas central heating, side access. Set in this popular location within walking distance of Ruislip High Street, Ruislip Manor and Ruislip Gardens, the property is ideally located for a number of local schools including Sacred Heart, Ladybankes and Ruislip High. Equidistant to an array of train stations including Ruislip Gardens and Ruislip Manor (Central/Piccadilly/Metropolitan) and conveniently located for the A40/M40/M25 offering access into London and the Home Counties.



LOUNGE

Rear aspect bi folding doors to rear garden, stairs to first floor landing, radiator x 2, under stairs cupboard housing meters.

DOWNSTAIRS CLOAKROOM

Low level wc, part tiled walls, low level wc, vanity unit incorporating wash hand basin, down lighting, extractor fan, ceramic tiled flooring.

KITCHEN

Front aspect double glazed window, inset stainless steel sink, range of base and eye level units, electric oven.

LANDING

Built in cupboards and wardrobe, down lighting, doors to:

BEDROOM

Front aspect double glazed window, built in wardrobes and drawers, radiator, hatch to loft space.

BATHROOM

Rear aspect double glazed frosted window, vanity unit incorporating wash hand basin and low level wc with concealed cistern, bath, stand in shower cubicle with hand shower attachment and rainfall shower head, heated towel rail, extractor fan, tiled flooring and walls.

FRONT

Off street parking.

REAR GARDEN

Panel enclosed fence, patio area, lawn area, hardstanding to rear, outside tap, outside lighting.

COUNCIL TAX

TBC

DISTANCE TO STATIONS

Ruislip Gardens (0.5 Miles) -
Central line
Ruislip Manor (0.7 Miles) -
Metropolitan/Piccadilly



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Reduced headroom
12.41 ft²



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>			9 83

England & Wales

EU Directive
2002/91/EC



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