



Dartmouth Road, Ruislip, HA4 0DF
£525,000



NO UPPER CHAIN. A beautifully presented extended Manor home which has been vastly improved by the current owner. Conveniently located in this popular residential road, the property briefly comprises: Front reception room with bay window open-planned through to dining area, spacious fitted kitchen with French double doors to a great sized rear garden and a modern family bathroom suite which then completes the ground floor. The first floor features a bay fronted master bedroom with built in wardrobes and two further good size bedrooms as well as access to loft space.

This property benefits include; Entrance porch, double garage to rear of property, gas central heating and double glazing. 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.



ENTRANCE PORCH

Front aspect double glazed frosted window, front aspect door, tiled flooring, door to:

HALLWAY

Stairs to first floor landing, radiator, door to:

THROUGH LOUNGE/DINING ROOM

Front aspect double glazed bay window, under stair storage cupboard, coved ceiling, radiator, door to bathroom, leading to:

KITCHEN

Rear aspect double glazed window, rear aspect double glazed double doors to rear garden, tiled flooring, part tiled walls, coved ceiling, downlighting, a range of base and eye level units, one and a half sink with drainer, cupboard housing boiler, integrated appliances including dishwasher and oven with four gas hob rings and extractor hood.

BATHROOM

Tiled walls, tiled flooring, tiled enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc, heated towel rail.

FIRST FLOOR LANDING

Hatch to loft space, doors to:

BEDROOM ONE

Front aspect double glazed bay window, front aspect double glazed window, a range of built in wardrobes, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BEDROOM THREE

Rear aspect double glazed window, radiator.

FRONT

Mainly laid to lawn, patio area.

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, rear access, door to:

DOUBLE GARAGE

Power and lighting, up and over door.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,760.46.

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

DISTANCE TO STATIONS

Ruislip Manor (0.8 mile) - Metropolitan/Piccadilly.
Ruislip Gardens (0.6 mile) - Central Line.
South Ruislip (0.8 mile) - Central/Chiltern Railways.



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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



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