



Torrington Road, Ruislip, HA4 0AT



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £725,000

NO UPPER CHAIN. A substantial four/five bedroom extended family home set in this highly convenient location. Deceptively spacious, this extended home briefly comprises: Three double bedrooms and a good size single bedroom upstairs, sitting room/bedroom five downstairs, two modern bathroom suites, bay fronted living room open to the dining room and an 'L' shaped kitchen/breakfast room. The property benefits include: Study/office, utility area, downstairs cloakroom, double glazing, gas central heating with megallo system, off street parking, garage and rear garden. The property is ideal for a family seeking well proportioned accommodation in a convenient, and sort after location. Ruislip Manor & Ruislip Gardens shops and transport links are a few minutes' walk away with the A40/M40/M25 close by providing swift and easy access into Central London and the surrounding Home Counties. For families, the property comes into the catchment of many highly regarded schools.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



## ENTRANCE PORCH

Front door, dual aspect double glazed windows, through to:

## ENTRANCE HALL

Front aspect door, stairs to first floor landing, cupboard under stairs, doors to:

## LIVING ROOM

Front aspect double glazed bay window, radiator, through to:

## DINING ROOM

Radiator, through to:

## SITTING ROOM/BEDROOM FIVE

Front aspect double glazed window.

## 'L' SHAPED KITCHEN/BREAKFAST ROOM

Skylights, rear aspect double glazed windows, rear aspect double glazed doors to rear garden, part tiled walls, 5 ring gas hob with

extractor over, stainless steel sink and drainer, double oven, full range of base and eye level units.

## STUDY

Doors to:

## DOWNSTAIRS CLOAKROOM

Low level wc, wash hand basin.

## UTILITY ROOM

Rear aspect double glazed window, rear aspect door, housing tank, skylight.

## LANDING

Hatch to loft space, doors to:

## BEDROOM ONE

Rear aspect double glazed window, range of built in wardrobes, radiator.

## BEDROOM TWO

Front aspect double glazed bay window, radiator.

## BEDROOM THREE

Front aspect double glazed window, radiator, door to:

## EN SUITE

Rear aspect double glazed frosted window, panel enclosed bath with hand shower attachment, stand in shower cubicle, low level wc, wall mounted wash hand basin.

## BEDROOM FOUR

Front aspect double glazed bay window, radiator.

## BATHROOM

Rear aspect double glazed frosted window, wall mounted wash hand basin, low level wc, heated towel rail, panel enclosed bath.

## FRONT

Off street parking.

## REAR GARDEN

Decking area, mainly laid to lawn, panel enclosed fence, garden shed.

## GARAGE

To Rear

## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

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

## DISTANCE TO STATIONS

Ruislip Gardens (0.4 Mil) - Central Line

Ruislip Manor (0.7 Mil) - Metropolitan and Piccadilly

Ruislip (0.8 Mil) - Metropolitan and Piccadilly



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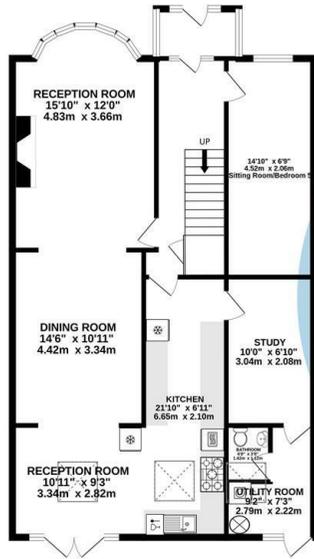
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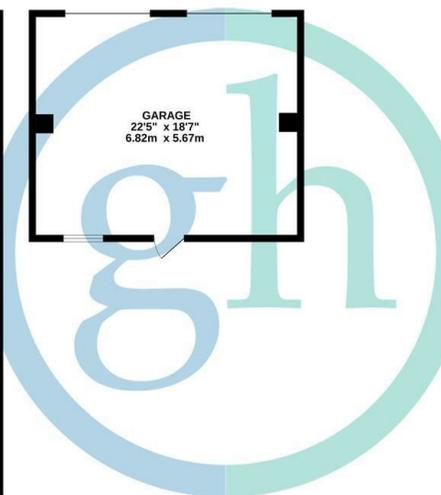
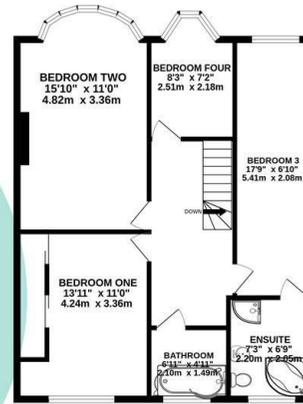


gibsonhoney

GROUND FLOOR  
1009 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft. (163.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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