

Victoria Road, Ruislip, HA4 0EP

£565,000

gibsonhoney

We are delighted to offer to the market this beautifully presented three bedroom end of terrace family home, offering spacious and versatile accommodation in one of Ruislip's most sought-after locations. The property boasts three well proportioned bedrooms, an attractive bay fronted living room, a generous open-plan living/dining room perfect for entertaining, a warm and inviting fitted kitchen, and a stylish modern family bathroom. Further benefits include newly fitted one year old boiler, double glazing, gas central heating, a garage, and a private rear driveway providing convenient off-street parking.

Ideally positioned within easy walking distance of Ruislip High Street, Ruislip Manor and Ruislip Gardens, this superb home enjoys excellent access to a wide range of shops, restaurants, cafés and everyday amenities. Families will appreciate the excellent choice of nearby schools, including St Swithun Wells, Lady Bankes Primary School and Ruislip High School, which has recently been rated Outstanding. Commuters are exceptionally well served, with Ruislip Gardens, South Ruislip and Ruislip Manor stations all within easy reach, providing Central, Piccadilly and Metropolitan line services into Central London. The property also benefits from excellent road links via the A40, M40 and M25, offering convenient access to London, Heathrow Airport and the Home Counties. This is a fantastic opportunity to acquire a well-maintained home in a highly desirable location, making it an ideal choice for families, first time buyers and commuters alike.







ENTRANCE PORCH
Front aspect double glazed frosted entrance door, tiled flooring, door to:

THROUGH LOUNGE
Front aspect double glazed bay window, rear aspect double glazed sliding doors to rear garden, coved ceiling, spotlights, radiator x2, laminate effect flooring, fitted storage cupboard, under stair storage cupboard, through to:

KITCHEN
Rear aspect double glazed window, coved ceiling, spotlights, tiled flooring, integrated dishwasher, boiler, oven and hob, space for fridge freezer and washing machine.

FIRST FLOOR LANDING
Coved ceiling, loft hatch, storage cupboard, doors to:



MASTER BEDROOM
Front aspect double glazed bay window, front aspect double glazed window, coved ceiling, radiator.

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

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

BATHROOM
Side aspect double glazed frosted window, coved ceiling, heated towel rail, part tiled walls, tiled flooring, panel enclosed bath with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

GARAGE
Up and over door.

GARDEN
Patio area, laid to lawn, panel enclosed fencing, rear acess.

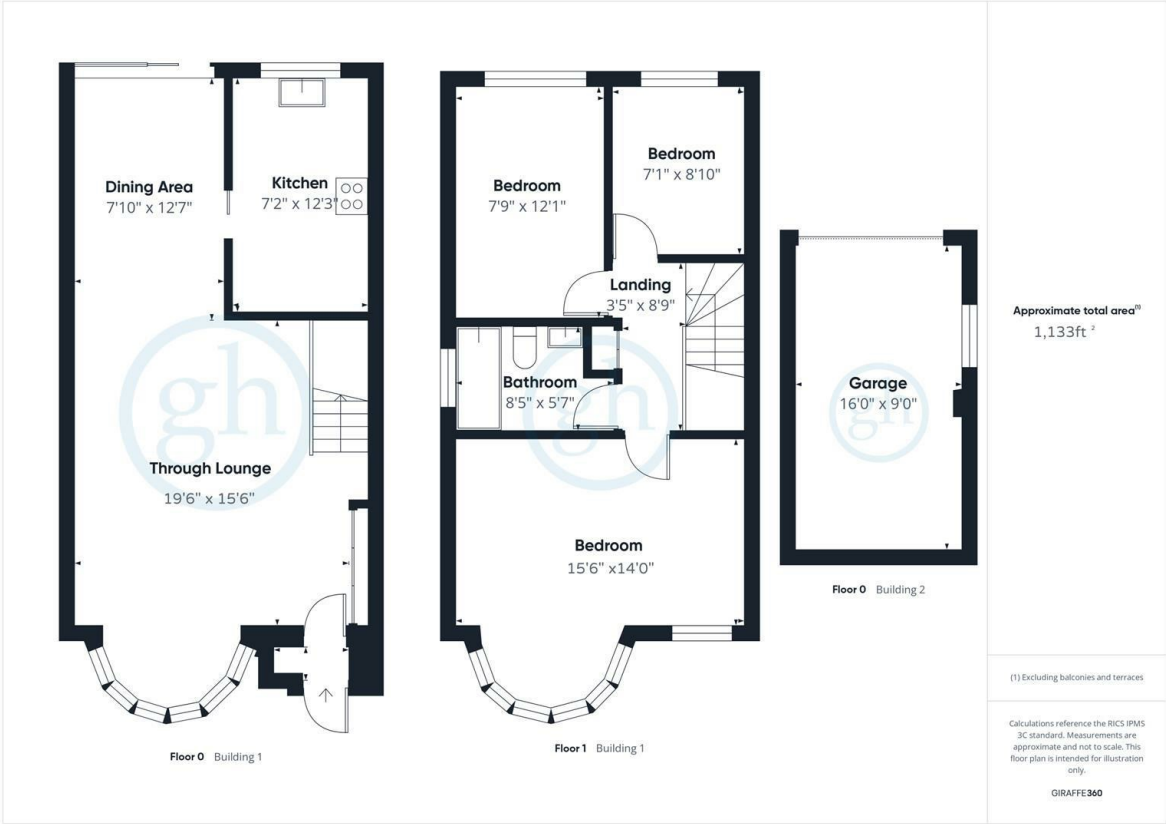
COUNCIL TAX
London Borough of Hillingdon - Band E - £2,386.24

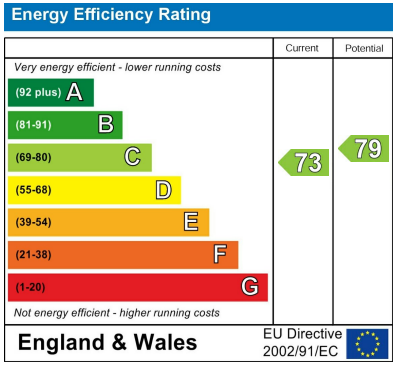
N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS
South Ruislip (0.5 Miles) - Central line/Chiltern line
Ruislip Gardens (0.6 Miles) - Central line
Ruislip Manor (0.9 Miles) - Metropolitan/Piccadilly.

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