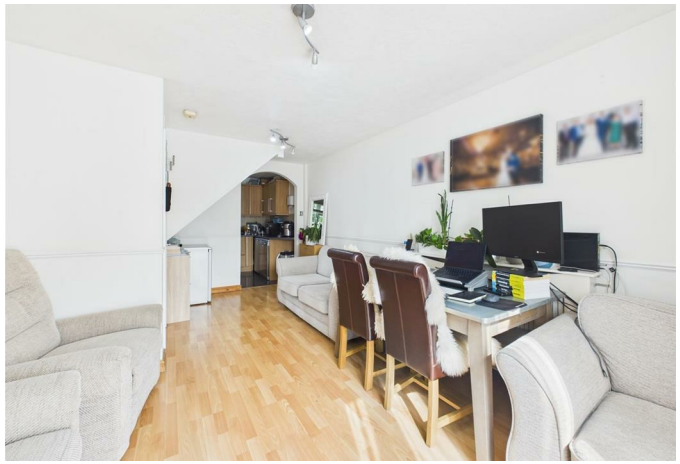
Stafford Road, Middlesex, HA4 6PJ

gibsonhoney

NO UPPER CHAIN. Gibson Honey are delighted to present to the market this well proportioned two bedroom semi-detached house. The property briefly comprises: spacious lounge/diner, modern bathroom suite, spacious master bedroom, good size second bedroom, and a large private rear garden. The property benefits from gas central heating and double glazed windows throughout. Set in this highly convenient location, a stones throw from Ruislip Gardens Primary school and within catchment of Ruislip High. Ruislip Gardens, Ruislip Manor and Ruislip High streets are nearby, offering a good range of shops, restaurants, bus routes and rail links including Ruslip Gardens tube station (Central line) which is within approximately 5 minutes walk. The A40/M40/M25 are set within striking distance offering swift and easy access to Central London and the Home Counties.



ENTRANCE HALL
Front aspect double glazed frosted glass window, laminate flooring, door to:

LIVING AREA
Side aspect double glazed double doors, laminate flooring, dado rail, radiator

KITCHEN
Side aspect double glazed windows, part tiled walls, range of base and eye level units, stainless steel sink with drying rack, tiled flooring, room for appliances.

LANDING
Doors to:

BEDROOM ONE
Side aspect double glazed windows, built in wardrobes, laminate flooring, radiator

BEDROOM TWO
Side aspect double glazed windows, built in wardrobes, radiator, laminate flooring, storage cupboard

BATHROOM
Front aspect double glazed frosted glass windows, tiled walls, tiled flooring, panel enclosed bath with mixer taps and shower attachment, towel, low level w/c, pedestal wash hand basin

GARDEN
Patio area, panel enclosed fence, shed for garden storage

COUNCIL TAX
London Borough of Hillingdon - Band C - £1,656.80

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

DISTANCE TO STATIONS
Ruislip Gardens (0.4 miles) - Central
Ruislip (0.9 miles) - Metropolitan/Piccadilly

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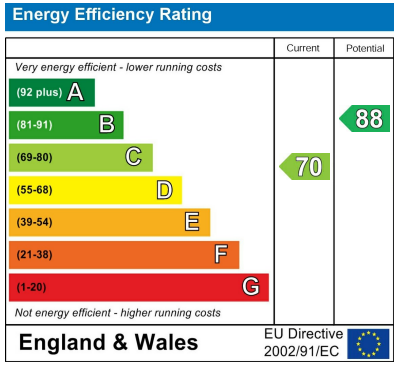

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