

Filey Waye, Ruislip, HA4 9AY

gibsonhoney

We are delighted to be favoured with instructions for this end of terrace home set in this highly convenient location. This ideal first time purchase briefly comprises : Fitted kitchen, through lounge/diner and modern bathroom suite. The property benefits : Double glazing, gas central heating, rear garden, downstairs cloakroom and off street parking.

The property is well situated for Ruislip Manor & Ruislip Garden's shopping and transport facilities (Central line/BR/Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. There are plenty of local schools in the vicinity including the Ruislip High School and Lady Bankes which are both within easy walking distance.







LIVING ROOM
Side aspect door, front aspect double glazed window, radiator, stairs to first floor landing.

KITCHEN
Side aspect door to rear garden, rear aspect double glazed window, range of base and eye level units, gas hob, electric oven, extractor hood, space for fridge, cupboard housing boiler, storage cupboard.

DOWNSTAIRS WC
Rear aspect double glazed frosted window, low level wc, radiator, wall mounted wash hand basin.

LANDING
Doors to:

BEDROOM ONE
Front aspect double glazed window, radiator, built in mirrored wardrobes.



BEDROOM TWO
Rear aspect double glazed window, radiator.

BATHROOM
Rear aspect double glazed frosted window, vanity unit incorporating wash hand basin, panel enclosed bath, low level wc, heated towel rail.

FRONT
Block paved off street parking.

REAR GARDEN
Patio and shingle areas, panel enclosed fence, garden shed.

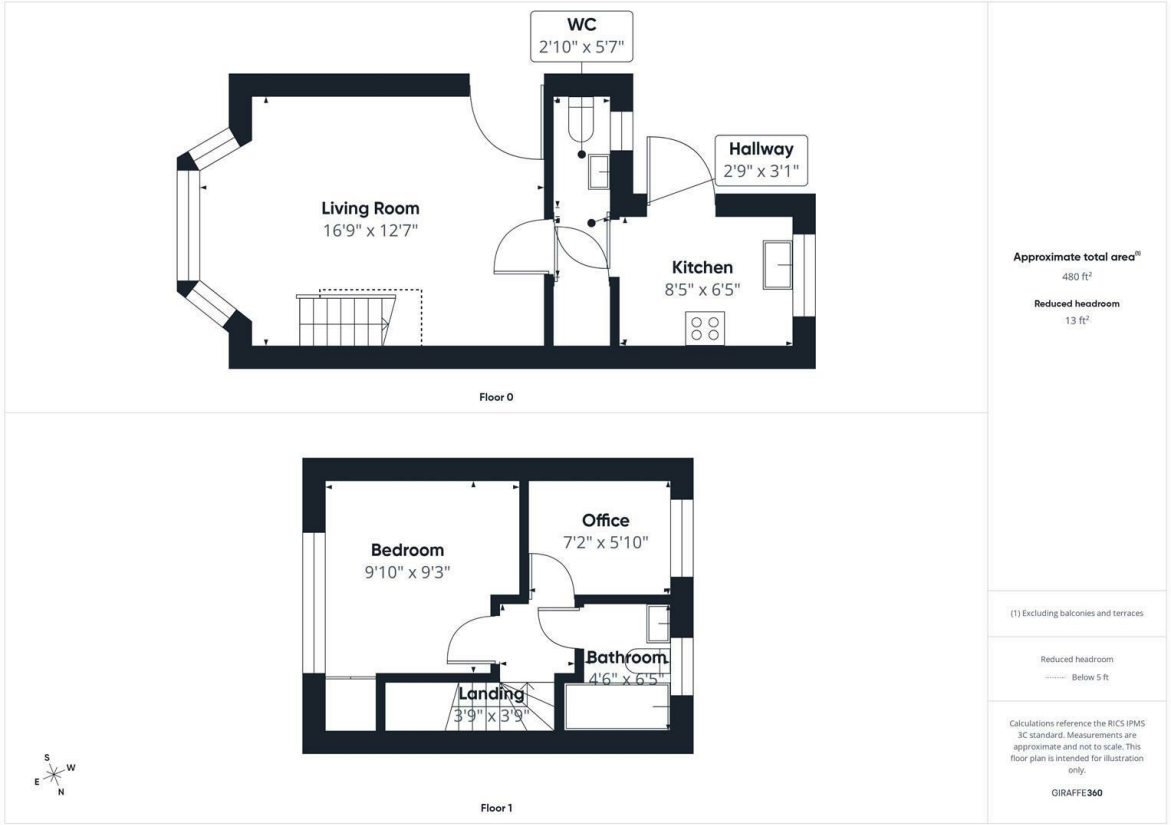
COUNCIL TAX
London Borough of Hillingdon - Band D - £2,045.46

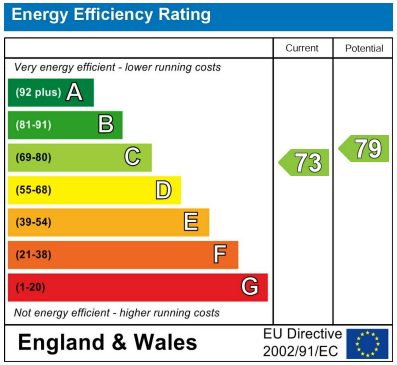
N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS
Ruislip Manor (0.6 miles) - Metropolitan/Piccadilly
Ruislip Gardens (0.9 miles) - Central

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