

College Drive, Ruislip, HA4 8SD

gibsonhoney

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Offered with No Onward Chain, this beautifully refurbished detached bungalow is situated in a quiet cul-de-sac on the sought-after College Drive in Ruislip. Offering flexible and versatile accommodation, the property features two well proportioned bedrooms together with a third room ideal for use as a nursery, home office, dressing room or third bedroom. Large windows and glass doors flood the entire home with an abundance of natural light, highlighting a spacious living room, new kitchen, contemporary bathroom, sunroom, and a private south-facing rear garden. The property further benefits from a garage, off-street parking, newly installed gas central heating, and updated wiring, with excellent extension potential (STPP). The location is within easy walking distance of the extensive amenities and rail links (Metropolitan/Piccadilly) of both Ruislip and Ruislip Manor, falling within the catchment for Bishop Ramsey and Warrender Primary schools, whilst the A40/M40 is also easily accessible.







ENTRANCE PORCH
Front aspect double glazed door, dual aspect double glazed leaded light windows, through to:

ENTRANCE HALL
Front aspect door, dual aspect double glazed leaded light frosted windows, radiator, doors to:

LIVING ROOM
Side aspect double glazed windows, radiators x 2.

KITCHEN
Side aspect double glazed door to side access, side aspect double glazed window, wall mounted boiler, one and a half sink with mixer tap, range of base and eye level units, plumbing for washing machine, electric oven and gas hob with extractor hood over.

SUN ROOM
Rear aspect double glazed doors to rear garden, triple aspect double glazed windows.



BEDROOM ONE
Front aspect double glazed leaded light bay window, radiator, built in wardrobes.

BEDROOM TWO
Side aspect double glazed window, radiator,

BEDROOM THREE/STUDY
Dual aspect double glazed windows, radiator.

BATHROOM
Side aspect double glazed frosted window, stand in shower cubicle, vanity unit incorporating wash hand basin, heated towel rail.

SEPARATE WC
Side aspect double glazed frosted window, low level wc.

FRONT
Off street parking.

REAR GARDEN
Patio area, mainly laid to lawn, side access, panel enclosed fence.

GARAGE
Up and over garage door, rear aspect door, lighting, fuseboard.

COUNCIL TAX
London Borough of Hillingdon - Band F - £2,954.55

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

DISTANCE TO STATIONS
Ruislip Manor - Metropolitan/Piccadilly - 0.5 Miles
Eastcote - Metropolitan/Piccadilly - 0.8 Miles
Ruislip - Metropolitan/Piccadilly - 0.9 Miles

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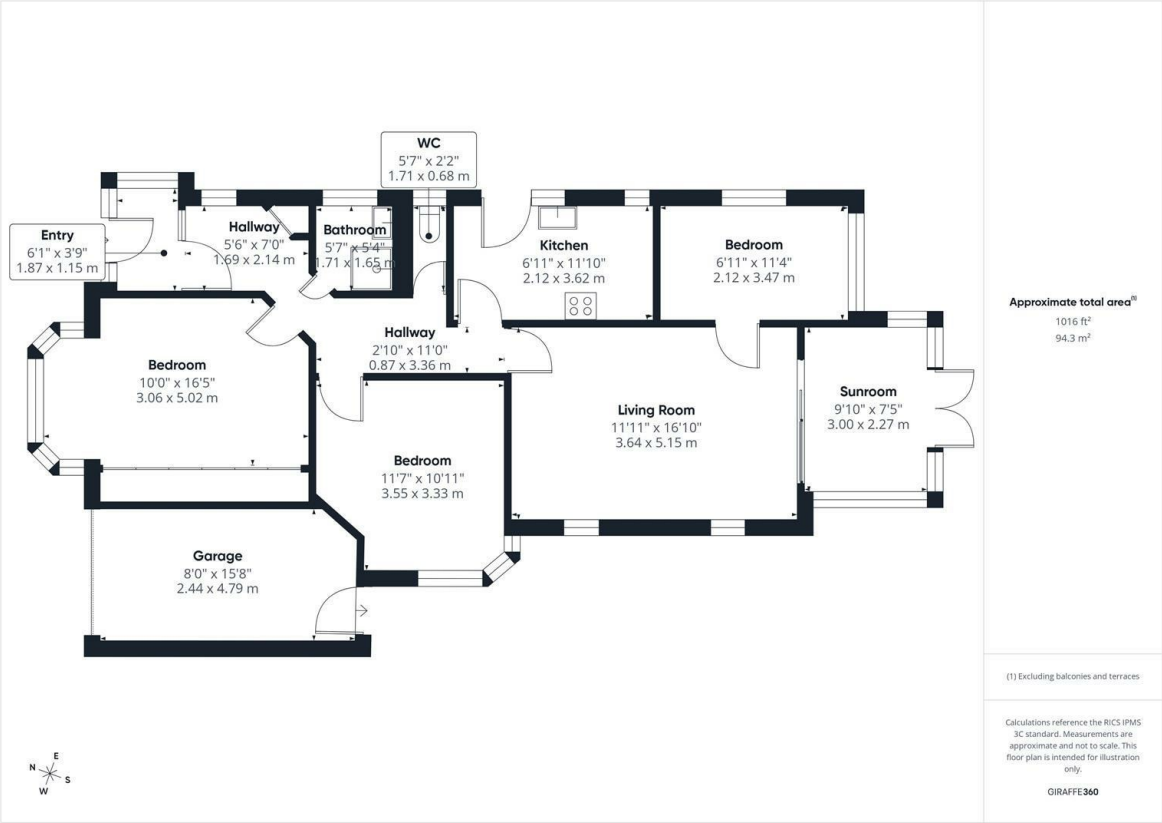

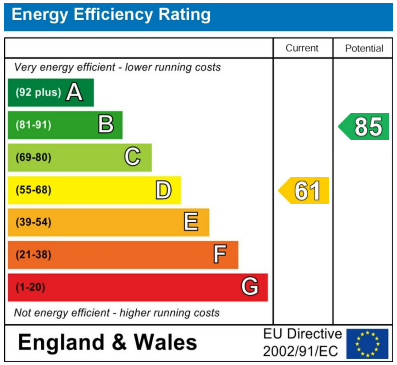









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