



## A TWO BEDROOM DETACHED BUNGALOW WITH GREAT POTENTIAL

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College Drive, Ruislip, HA4 8SD



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**CHAIN FREE • DETACHED • LOUNGE • KITCHEN / DINER • TWO DOUBLE BEDROOMS • BATHROOM • GENEROUS REAR GARDEN • OUTBUILDING/SHED • OFF-STREET PARKING • GARAGE • AMPLE SCOPE TO EXTEND (STPP)**

## Description

A chain free, two-bedroom detached bungalow, offering huge potential with ample scope to extend (STPP), situated on a popular road close to a choice of local high streets, schools and excellent transport links.

The property comprises an entrance porch and hallway with access to all the main living areas. There are two double bedrooms (one with fitted wardrobes), a rear aspect lounge with doors opening out to the garden, a family bathroom and a kitchen/diner. The kitchen opens out to a lean-to, ideal for storage if required. Externally, there is a generous rear garden that is part lawn and part patio, with an outbuilding and a garden shed. Off-street parking is available at the front of the property, along with a garage.





### **Location**

College Drive is one of the areas most sought-after roads, within easy reach of Eastcote, Ruislip Manor and Ruislip High Streets, all of which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line and the Piccadilly Line services are available at both Eastcote and Ruislip Manor underground stations, as well as local bus routes being easily accessible.

The area is well served by highly regarded primary and secondary schooling, including Warrender Primary and Bishop Ramsey which are both within walking distance.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: Band E

Energy Efficiency Rating: Band D



Approximate Gross Internal Area  
Ground Floor = 104.7 sq m / 1,127 sq ft  
(Including Garage)  
Outbuilding = 13.1 sq m / 141 sq ft  
Total = 117.8 sq m / 1,268 sq ft

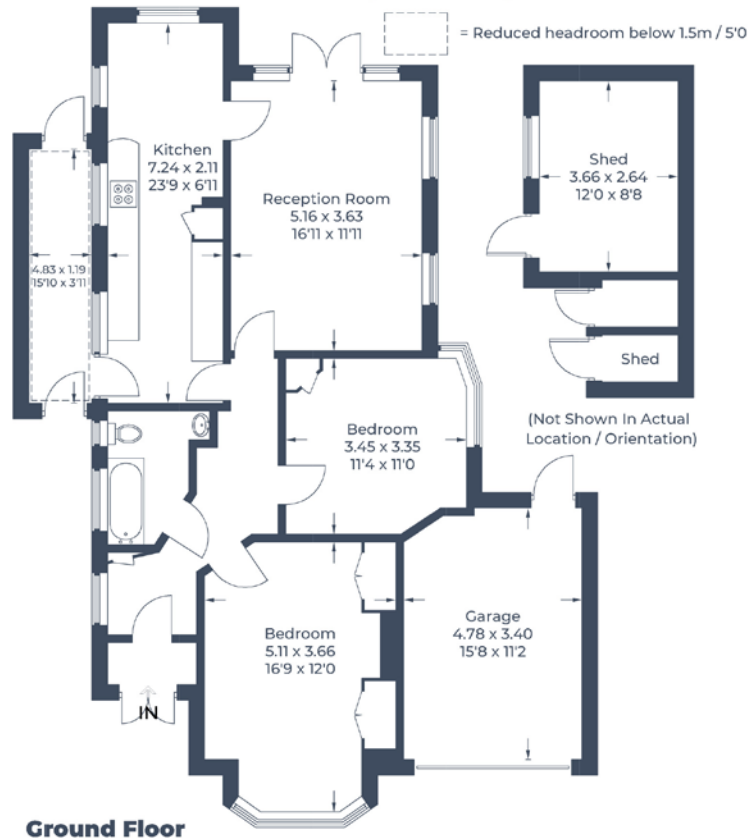


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