



Trevor Crescent, Ruislip, HA4 6NB
Guide price £625,000



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Gibson Honey are delighted to present to the market this immaculately presented and well proportioned four bedroom semi-detached home. The property briefly comprises, spacious through lounge, dining room open planned with fitted kitchen, modern bathroom suite, large master bedroom with en suite shower room and three further good sized bedrooms. The property benefits from a low maintenance garden, larger than average garage, downstairs wc and off street parking. Set in this highly convenient location, a stones throw of 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.



PORCH

Front aspect double glazed frosted door, triple aspect double glazed windows, radiator, door to:

HALLWAY

Tiled floor, radiator, down lighting, stairs to first floor, doors to:

LIVING ROOM

Rear aspect double glazed french doors, front aspect double glazed window, engineered wood floor, two radiators, built in cupboards, coved ceiling, down lighting

KITCHEN

Rear aspect double glazed window, tiled floor, down lighting, tiled walls, a range of base and eye level units, integral oven and gas hob with extractor hood, space for fridge, space for freezer, space for washing machine, space for dishwasher, cupboard housing boiler, rear aspect double glazed door to garden, open planned with:

DINING ROOM

Front aspect double glazed window, radiator, tiled floor, down lighting

DOWNSTAIRS WC

Side aspect double glazed frosted window, tiled floor, tiled walls, pedestal wash hand basin, low level wc

FIRST FLOOR LANDING

Side aspect double glazed frosted window, built in cupboard, down lighting, stairs to second floor landing, door to:

FAMILY BATHROOM

Rear aspect double glazed frosted window, panel enclosed bath with wall mounted shower, vanity unit incorporating wash hand basin, low level wc, tiled walls

BEDROOM FOUR

Front aspect double glazed window, radiator

BEDROOM THREE

Rear aspect double glazed window, radiator, built in wardrobe

BEDROOM TWO

Front aspect double glazed window, radiator

SECOND FLOOR LANDING

Side aspect double glazed frosted window, down lighting, built in cupboard, door to:

MASTER BEDROOM

Rear aspect double glazed window, skylight, radiator, built in wardrobes, down lighting, door to:

EN SUITE

Rear aspect double glazed frosted window, tiled floor, part tiled walls, vanity unit incorporating wash hand basin, low level wc, large stand in shower cubicle with rainfall shower and hand shower attachment, heated towel rail

GARDEN

Panel enclosed fence, brick wall, patio area, astroturf

GARAGE

COUNCIL TAX

London Borough of Hillingdon - Band E - £1784.62

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

DISTANCE TO STATION

Ruislip Gardens (0.2 miles) - Central line

Ruislip (0.8 miles) - Metropolitan/Piccadilly

South Ruislip (0.8 miles) - Central/Chiltern Railways



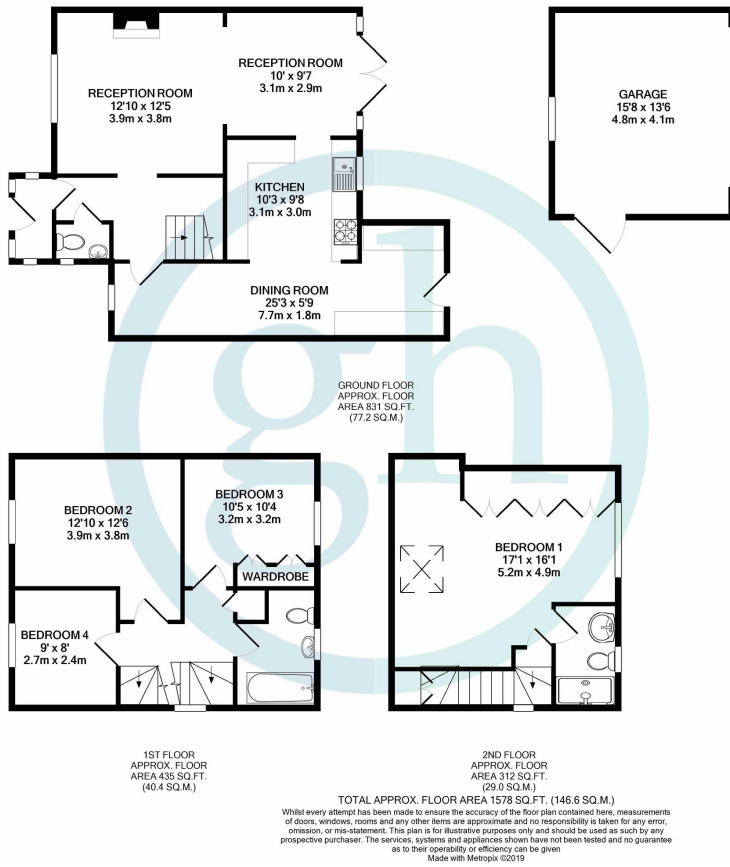
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	78
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		59	75
	EU Directive 2002/91/EC		



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