













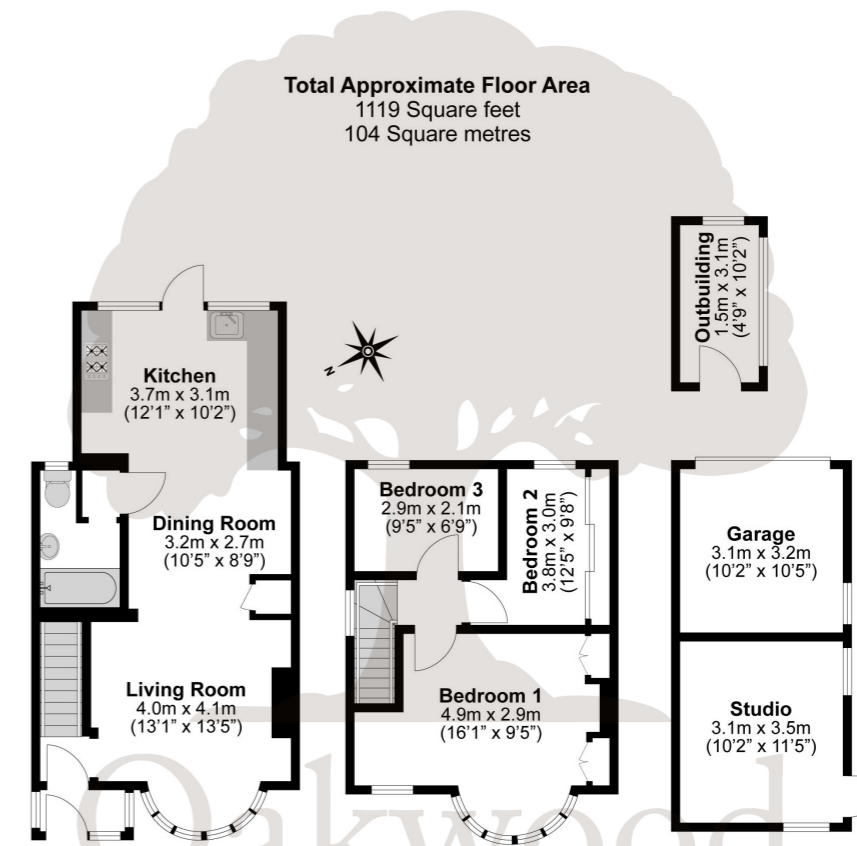
This large extended quality family three-bedroom end of terrace family home offers generously proportioned interiors for the growing family. Benefits include an open plan downstairs living accommodation where the lounge, dining room and kitchen fuse together providing a fantastic family area. A modern downstairs bathroom, outhouse providing a garage and storage room. A good-sized rear garden and is good condition throughout.

The property has its own driveway providing off road parking for two to three cars and leads to the rear garden, the property previously had planning permission to extend to both side and rear elevations.

Located in a sought-after family friendly neighbourhood, Bridgwater Road is a short distance from both the shopping and entertainment facilities of The Old Dairy and the transport facilities of Ruislip Gardens Central Line station and South Ruislip with national rail connection both of which provide services into London in less than thirty minutes.

-  **THREE BEDROOMS**
-  **GARAGE OWN DRIVEWAY**
-  **OFF ROAD PARKING FOR 2 CARS**
-  **FREEHOLD**
-  **COUNCIL TAX - BAND D (£1,863 P/YR)**
-  **END OF TERRACE FAMILY HOME**
-  **GOOD CONDITION THROUGHOUT**
-  **EXTENDED**
-  **CHAIN FREE**
-  **FURTHER POTENTIAL TO EXTEND (STP)**

					
x3	x2	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Illustrations are for identification purposes only, measurements are approximate, not to scale.

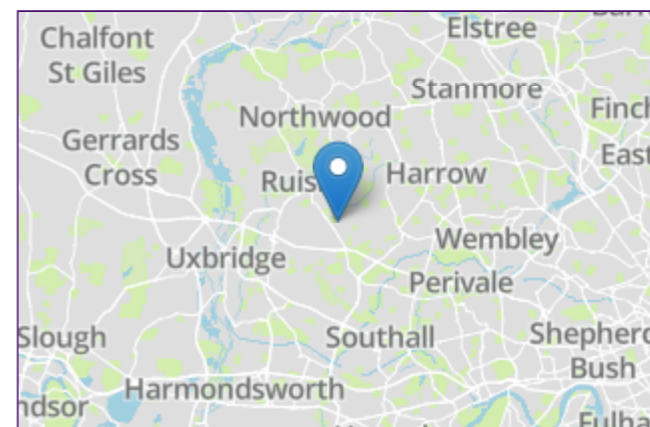
Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Interior
The outside front door leads into a storm porch with main front door to hallway, stairs lead to up to a first floor landing and a door leads through the the downstairs open plan accommodation, where the lounge dining area and kitchen fuse together providing a generous sized open plan family area. The floor is laminated, a curved double glazed bay window to front aspect lights the lounge area, while two window and door to rear aspect lights the kitchen and dining area up. The white modern kitchen is a decent sized with space for fridge/ freezer and washing machine and access to rear garden. The downstairs bathroom is three-piece and has tiled walls, panel enclosed bath with shower attachment, pedestal wash hand basin and WC. From the hallway stairs lead up to a first floor landing with doors to three bedrooms. The main bedroom is 16ft and has front aspect bay window, while both bedroom two and three have rear aspect windows.

Exterior
The front garden has off road parking for two cars and has its own gated driveway leading to the rear garden. The outhouse has been split into two areas a garage and storage room. While the rear garden extends to approx. 70ft and is mainly split between lawn areas and astro turf. There are also two decked areas for garden furniture.

Location
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Council Tax Band
D (£1,863 p/yr)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			