



A TRULY UNIQUE FIVE/SIX BEDROOM HOME IN EXCESS OF 3,500 SQ FT

Howletts Lane, Ruislip, Middlesex HA4 7SA

ROBSONS

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- ENTRANCE RECEPTION • LOUNGE • DINING ROOM • LUXURY KITCHEN/BREAKFAST ROOM • UTILITY ROOM • STUDY/SIXTH BEDROOM WITH EN-SUITE SHOWER ROOM • STAIRS TO 1ST FLOOR • MASTER SUITE WITH BALCONY, DRESSING ROOM & EN-SUITE BATHROOM • THREE FURTHER BEDROOMS (ONE WITH EN-SUITE) • TWO FURTHER BATHROOMS (ONE EN-SUITE) • STAIRS TO 2ND FLOOR • FIFTH BEDROOM/PLAYROOM • LANDSCAPED REAR GARDEN • GARAGE/STORE • OFF STREET PARKING VIA OWN DRIVEWAY

Description

A contemporary detached family residence which is truly unique and first class boasting luxurious features throughout, the property comprises of five/six bedrooms and four bathrooms across three floors and is in excess of 3,500 sq ft. To the ground floor there is a magnificent entrance reception with access to all rooms and multiple storage cupboards as





well as a study/sixth bedroom with an en-suite shower room and a utility room. Also leading off the entrance hall to the rear aspect is an open-plan living/dining area with bi-folding doors perfectly blending indoor and outdoor living. There is also a T.V room and a deluxe fitted kitchen with a range of units, integrated appliances and a breakfast bar. To the first floor there is the master suite which is generously proportioned featuring a balcony with a spiral staircase leading out onto the garden, a dressing room and a luxury en-suite bathroom, there are three further bedrooms (one with en-suite) and two further bathrooms (one en-suite). To the second floor is an impressive fifth bedroom/playroom with a glass feature floor and multiple windows flooding the room with natural light.

Location

Howletts Lane is a peaceful tree-lined road situated just moments from Ruislip, Ruislip Manor and West Ruislip's amenities, which offer a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan and Piccadilly Lines at nearby stations, which provide a fast and frequent service into the heart of Central London and beyond. The area is also well served for primary and secondary schooling, childrens parks and Ruislip Lido can also be found close by.

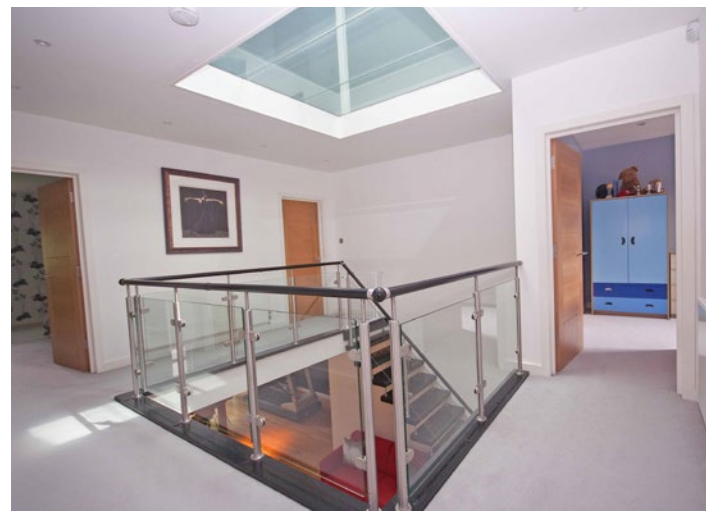
Additional Information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

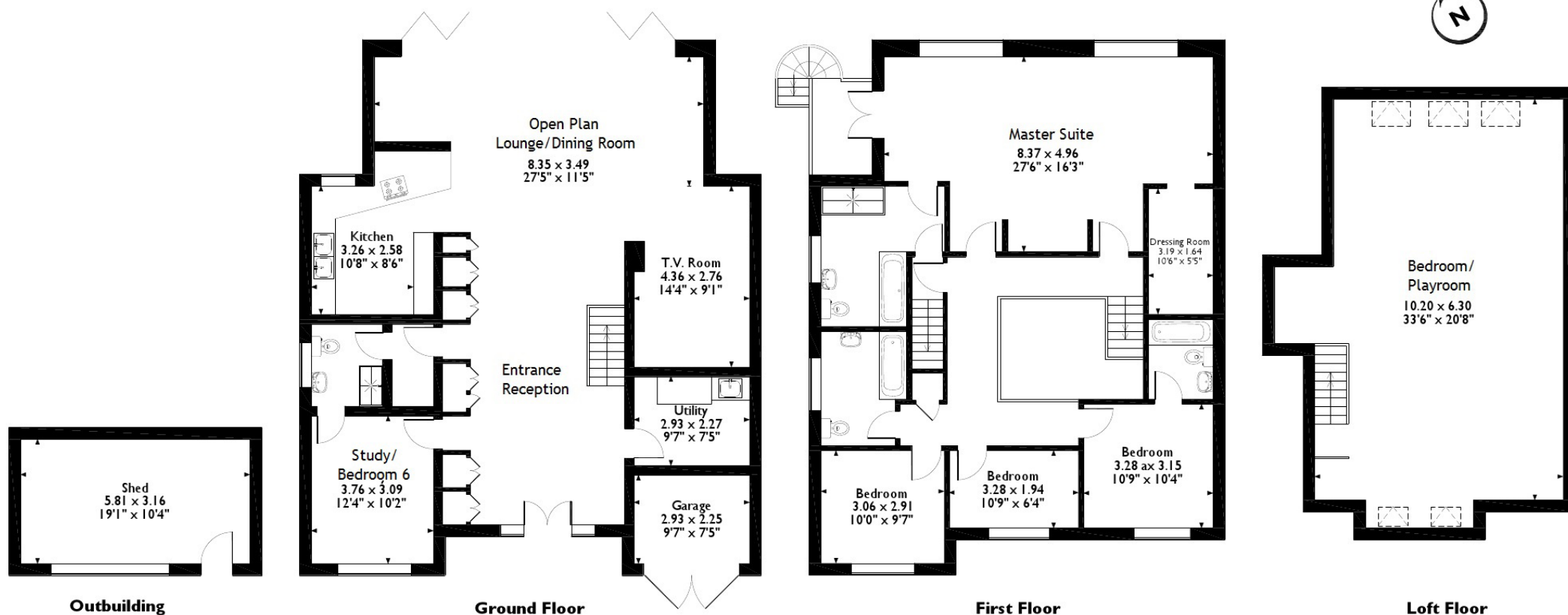
Energy Efficiency Rating: Band C

Version.1



Howletts Lane , Ruislip

Approximate Gross Internal Area
330 Sq M/3557 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

ROBSONS

1 High Street, Pinner, Middlesex HA5 5PJ
Tel: 0208 866 8083 charlie.lucey@robsonswb.com
www.robsonswb.com

www.the-londonoffice.co.uk
40 ST JAMES'S PLACE SW1

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