



Broadwood Avenue, Ruislip, HA4 7XR



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Set on arguably the finest road in Ruislip is this five double bedroom Detached property. Backing Ruislip woods and offering further scope for extension (STPP) this well proportioned and beautiful home briefly comprises: Entrance porch opening into the hallway, spacious dining room, 17' lounge, kitchen/breakfast room, sitting room and bathroom suite. The property benefits include: Double glazing, gas central heating with recently fitted 'Vaillant' boiler, downstairs cloakroom, utility room, beautiful rear garden, off street parking and garage via own drive. Broadwood Avenue is extremely sought after where properties rarely come to the market. It is a quiet and tree lined road just a short walk from Ruislip High Street with it's vast selection of shops, cafes and transport facilities (Piccadilly/Metropolitan). The A40/M25 with their links to London and the Home Counties are within striking distance. The road is also conveniently located for a selection of highly regarded schools. King's College playing fields and Ruislip's Nature reserve are a short stroll away.



ENTRANCE PORCH

Front aspect double glazed leaded light windows, front aspect door, ceramic tiled flooring.

ENTRANCE HALL

Front aspect double doors, double radiator, dado rail, stairs to first floor landing, coved ceiling, under stairs cupboard.

DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, low level wc, fully tiled walls, radiator, vanity unit incorporating wash hand basin, down lighting.

LOUNGE

Rear aspect double glazed window, double radiator x 2 with decorative covers, feature gas fireplace, coved ceiling.

DINING ROOM

Front aspect double glazed leaded light window, double radiator, coved ceiling, dado rail.

SITTING ROOM

Rear aspect double glazed window, radiator, side aspect double glazed sliding doors to rear garden, laminate effect flooring.

KITCHEN/BREAKFAST ROOM

Ceramic tiled flooring, side aspect double glazed frosted window, side aspect double glazed frosted door to side access, one and a half sink and drainer, part tiled walls, breakfast bar, range of base and eye level units, gas hob, electric double oven, under cupboard lighting, extractor hood, double radiator with decorative cover.

UTILITY ROOM

Rear aspect double glazed frosted door to rear garden, double radiator, space for fridge freezer, space for washing machine, range of base and eye level units, space for fridge, side aspect double glazed frosted windows x 2, stainless steel sink and drainer, space for tumble dryer.

FIRST FLOOR LANDING

Dado rail, airing cupboard housing tank, storage cupboard, stairs to second floor landing, doors to:

BEDROOM ONE

Front aspect double glazed leaded light window, radiator x 2, range of built in wardrobes, door to:

EN SUITE

Front aspect double glazed leaded light window, low level wc, vanity unit incorporating wash hand basin, panel enclosed bath with mixer taps and wall mounted 'Aqualisa' shower attachment, heated towel rail, fully tiled walls, downlighting, extractor fan, porcelain tiled flooring.

BEDROOM TWO

Rear aspect double glazed window, double radiator, built in cupboard, range of built in wardrobes.

BEDROOM THREE

Rear aspect double glazed window, radiator.

FAMILY BATHROOM

Front aspect double glazed leaded light window, double radiator, low level wc, pedestal wash hand basin, fully tiled walls, stand in shower cubicle.

SEPARATE WC

Side aspect double glazed frosted window, low level wc, radiator.

SECOND FLOOR LANDING

Side aspect double glazed frosted window, double radiator, doors to:

BEDROOM FOUR

Rear aspect double glazed window x 2, inset wash hand basin, cupboards to eaves.

BEDROOM FIVE

Front aspect double glazed leaded light window, double radiator, inset wash hand basin, side aspect double glazed frosted window.

FRONT

Block paved off street parking for approximately two vehicles.

REAR GARDEN

Beautiful rear garden backing Ruislip woods with patio area, mainly laid to lawn, side access, outside lighting, panel enclosed fence, rear access to Ruislip woods, garden shed, summer house, pond area.

GARAGE

Wall mounted 'Vaillant' boiler which was installed less than a year ago, side access door, up and over door, power and lighting.

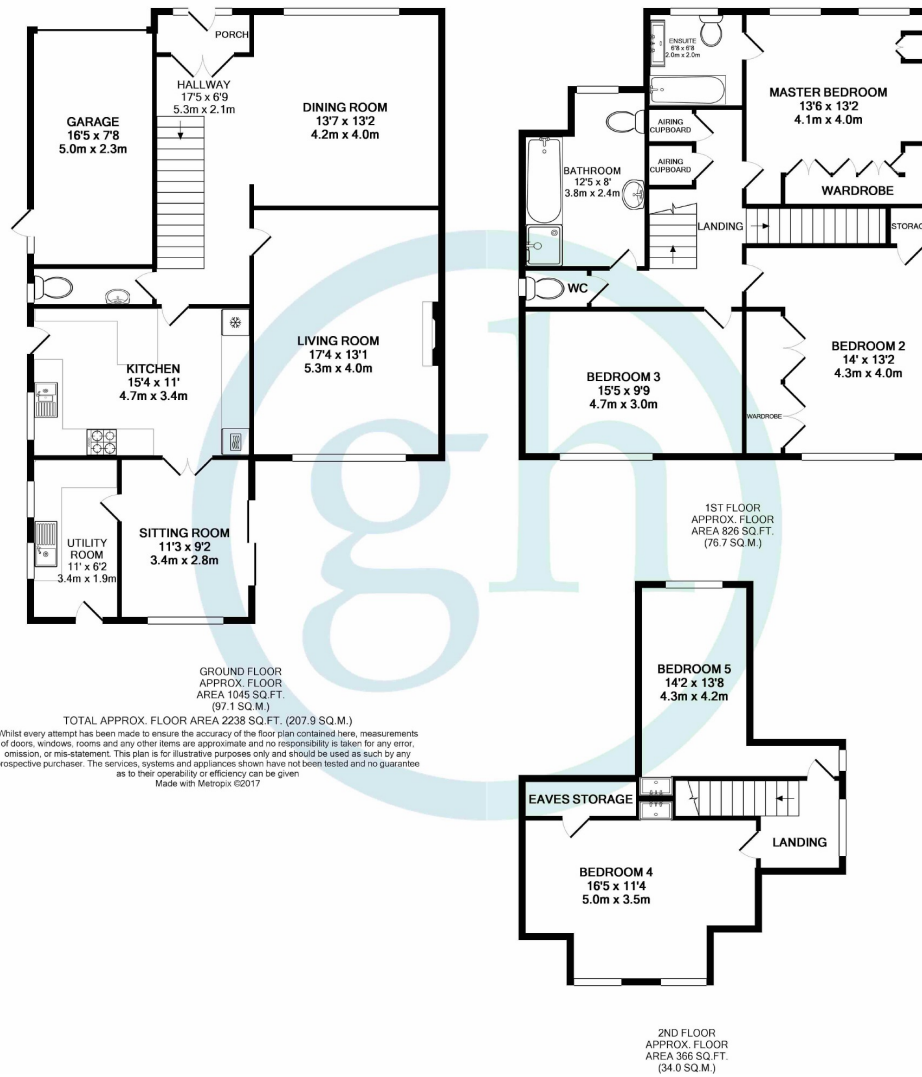
COUNCIL TAX

London Borough of Hillingdon - Band G - £2321.58
N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Score	Current	Future	Score
A	B	74	A	B	66
B	C	61	B	C	51
C	D		C	D	
D	E		D	E	
E	F		E	F	
F	G		F	G	
G			G		

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