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& MILLER



Howletts Lane, Ruislip, HA4 7RZ  
£935,000

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- Three Bedroom Detached
- Garage Via Own Drive
- Two Bathrooms
- Conservatory
- Potential for Further Extension Subject to Planning
- Bungalow
- Off Street Parking for Multiple Vehicles
- Master Bedroom with En Suite
- One of Ruislip's Premier Roads
- Loft Room

## Description

This impressive family home is brought to the market in great condition throughout and consists of a welcoming entrance hall, three well proportioned bedrooms with the master benefiting from a stylish en suite shower room, contemporary family bathroom, a spacious light filled living area with patio doors overlooking and providing access to the rear garden, a stunning conservatory measuring 15'3 x 12'3 that is also accessed via the open- plan living / dining room and overlooks the rear garden. The back garden can be accessed from the living room, kitchen and conservatory.

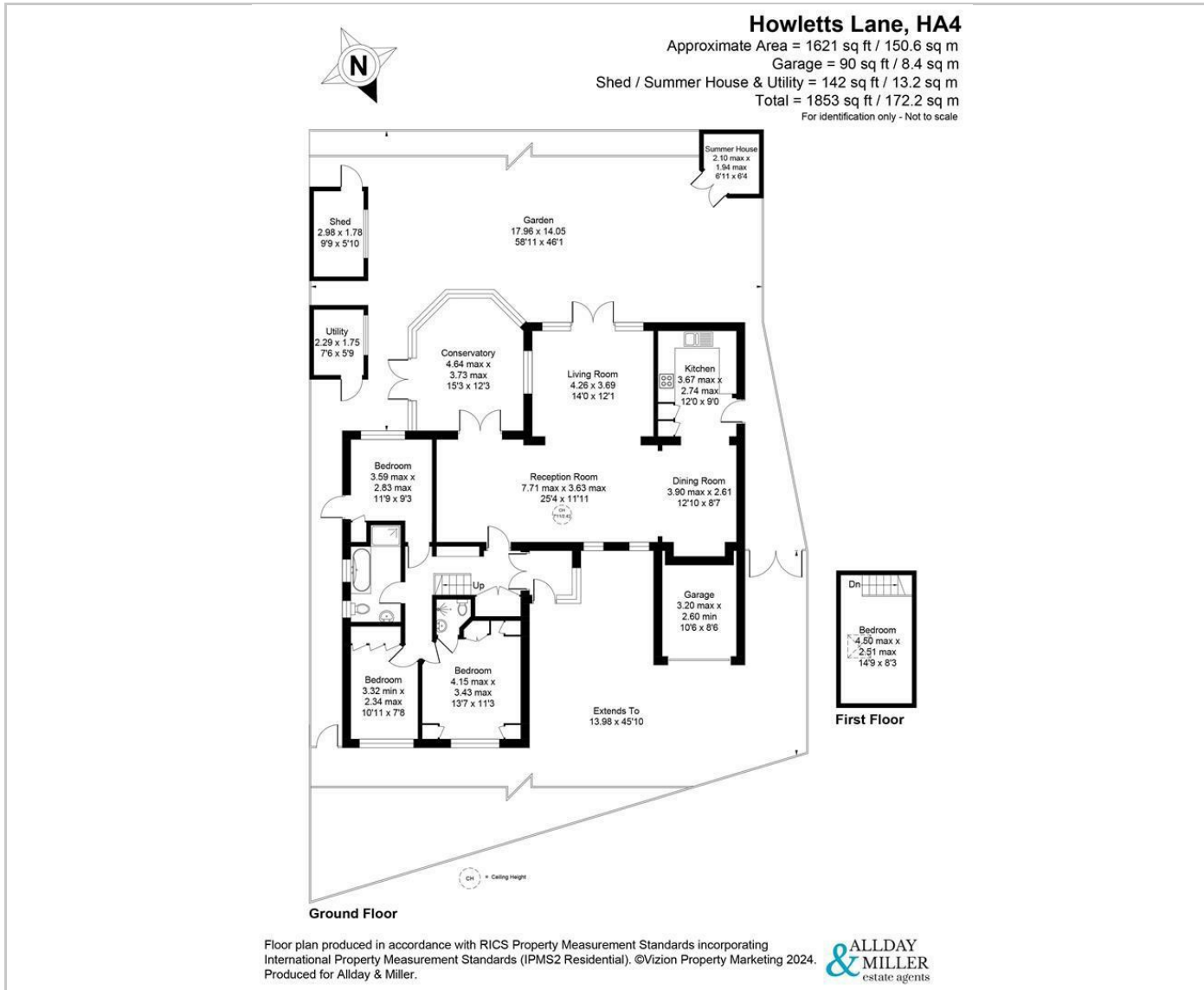
To the front of the property a large driveway benefitting from off road parking for multiple vehicles, also giving access to the garage. To the rear a beautiful private garden mainly laid to lawn with a patio area, a shed, summerhouse and a utility room ideal for extra storage space.

## Situation

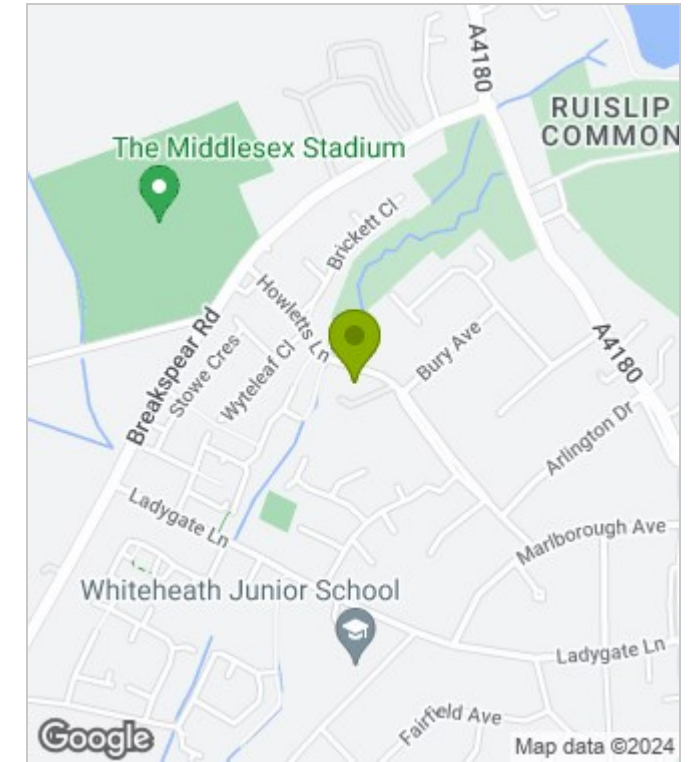
Howletts Lane is a sought after tree lined road in North Ruislip situated close to Kings College Playing Fields, Ruislip Woods and Ruislip Lido within walking distance. Ruislip High Street is a short walk away with its array of shops and restaurants. Ruislip Train Station (Metropolitan/Piccadilly line) can be found at the end of the High Street. It is located within easy access to a number of popular schools including Whiteheath Nursery, Infants and Juniors. Howletts Lane shops are within easy walking reach which include a pharmacy, newsagents and post office.



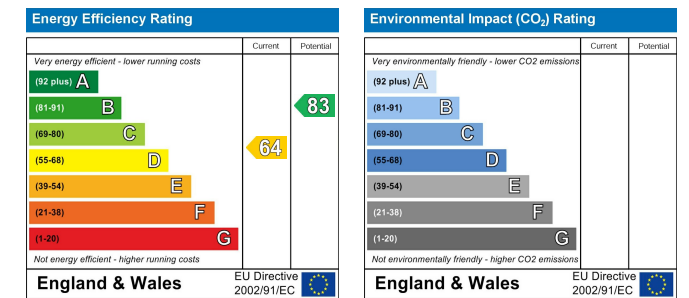
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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