



67A



Andrew Pearce  
PINNER

HAWTHORNE AVENUE, RUISLIP, HA4 8SP





**A very well presented and extended three bedroom, two bathroom detached residence located a level walk from Eastcote High Street.**

Offered for sale with no upward chain.

Conveniently positioned on the borders of Eastcote and Ruislip, this lovely three-bedroom property offers an ideal family home. The house features a spacious lounge/diner, a separate kitchen, utility room, three double bedrooms with fitted storage and eaves, upstairs and downstairs bathrooms, and a well-maintained private rear garden and ample off street parking.

Upon entering, a welcoming hallway leads to all ground floor rooms. The front aspect features a bright and airy double bedroom. Further down the hallway, the fitted kitchen offers ample storage space and garden access. Completing the ground floor is a modern shower room, utility room, and an impressive lounge/dining area with double doors opening to the garden.

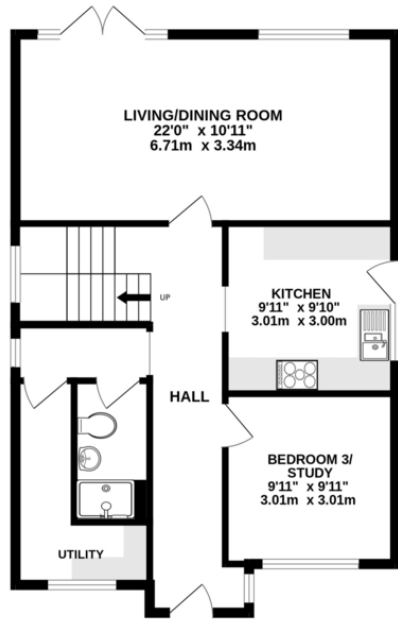
Upstairs, the landing leads to the family bathroom, flooded with natural light. Two additional double bedrooms benefit from eaves storage, perfect for wardrobes or other storage needs.



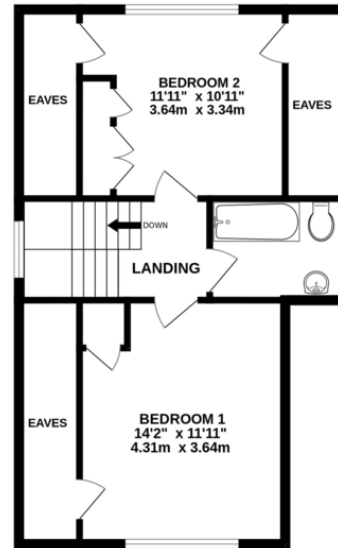
Subject to planning permission, there's an opportunity to extend.

Outside the well-maintained garden has a large patio and garden shed. There is also side access. Off street parking for 2 cars to the front.

GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



