



WOODLANDS AVENUE, RUISLIP, MIDDLESEX, HA4 9RH



Presented in immaculate condition, this very spacious (1267 sq.ft) four-bedroom, two-bathroom extended semi-detached family home requires no work.

The property has been modernized from top to bottom, featuring neutral décor, free-flowing interiors, and a bright and airy feel.

The accommodation comprises a storm porch, entrance hallway, guest WC, spacious living room with a double-glazed window to the front aspect and a feature fireplace. Interconnecting reception rooms open to the large kitchen and family area, which is approximately 25 ft in length. The kitchen is well-designed and fitted with a range of wall and base-mounted units. Bi-Folding doors lead to the rear garden.

Stairs to the first-floor lead to three good-sized bedrooms and a well-presented bathroom suite. Additional stairs to the loft conversion lead to the main principal bedroom, which benefits from an en-suite shower room. There is also ample storage in the eaves.

The rear garden is private and secluded, featuring a raised decked area directly accessible from the kitchen—an ideal place to sit and entertain. The garden also includes a laid lawn and a garden shed. The front garden is landscaped and equipped with its own irrigation system.

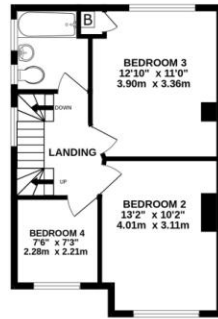
This location is ideal for families and those needing easy access to the London Underground and the A40. Newnham and Field End for primary School, as well as Queensmead, Haydon and Bishop Ramsay secondary schools are all close by. Eastcote boasts a vibrant High Street with independent retailers, boutique shops, and supermarkets, as well as the Metropolitan and Piccadilly Line Station.



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

