



Woodlands Avenue, Ruislip, HA4 9QZ



Behold, a residence of exquisite taste and undeniable pedigree, gracing one of Eastcote's most coveted avenues. This three-bedroom semi-detached haven offers premium living for the discerning family who appreciates convenience, and effortless entertaining.

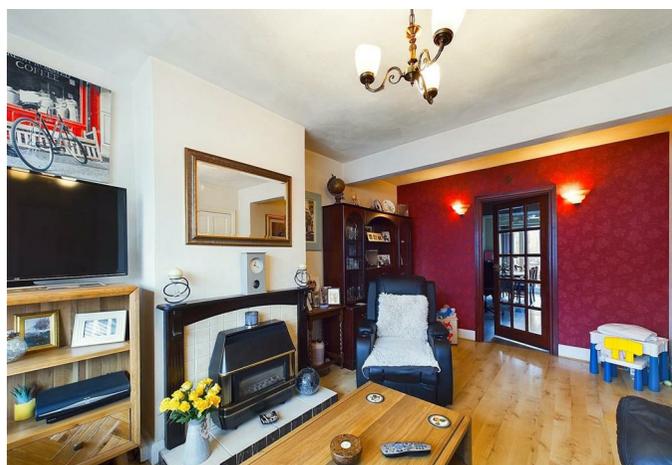
Walk into a welcoming entrance hallway that flows directly into a bright, living room. Picture yourself gathering with friends and family in this comfortable living/dining area with plenty of natural light. You'll love whipping up meals in the functional kitchen, with its ample storage and convenient access to the rear garden for easy BBQs and outdoor dining. Sure, the house has some history, but that just means it's got more stories to tell!

Ascend the staircase to discover three tranquil bedrooms, each a haven of comfort, the master has fitted wardrobes. The first floor is completed by a family bathroom which is the ideal retreat after a hard days work.

Beyond the kitchen doors, your private sanctuary awaits. Imagine balmy summer evenings spent unwinding on the expansive patio or gathering loved ones for lavish barbecues on the raised decking. The manicured lawn adds a touch of serenity, while the shared driveway and garage ensure effortless convenience.

Location, location, location: Woodlands Avenue is synonymous with prestige and convenience. You'll be mere moments from Eastcote's vibrant shops and restaurants, while excellent transport links whisk you into the heart of London with effortless ease. Highly regarded schools like Newnham and Field End Infant and Junior are within easy reach, making this an ideal haven for growing families.

This is more than just a house; it's a lifestyle. Seize the opportunity to elevate your living experience to unparalleled heights. Contact us today to arrange a viewing!



ENTRANCE PORCH

Upvc front door and double glazed window, downlights

ENTRANCE HALL

Side aspect double glazed window, stairs to first floor landing, radiator, under stairs storage cupboard

LIVING ROOM

Front aspect double glazed window, gas fire, laminate flooring, downlights

RECEPTION ROOM TWO

Front aspect double glazed window, shelving

KITCHEN/BREAKFAST ROOM

Rear aspect doors to garden, rear aspect double glazed window, side aspect double glazed window, radiator, range of eye and base level units, space for American style fridge freezer, single drainer sink unit with mixer tap, part tiled walls

UTILITY AREA

Side aspect double glazed window, plumbing for washing machine, down lights, base level units and cupboards, part tiled walls, wall mounted boiler.

GUEST CLOAKROOM

Low level WC, laminate flooring, pedestal wash hand basin

LANDING

Side aspect double glazed window, loft access, doors to:-

BEDROOM ONE

Front aspect double glazed window, built in cupboards, laminate flooring, radiator

BEDROOM TWO

Rear aspect double glazed window, radiator, airing cupboard

BEDROOM THREE

Front aspect double glazed window, laminate flooring, radiator

BATHROOM

Two side aspect double glazed windows, part tiled walls, heated towel radiator, vanity sink unit, panel enclosed bath with shower over

FRONT GARDEN

Low maintenance garden

REAR GARDEN

Patio, side access to drive way, access to the garage, decked seating area, pergola, timber shed, large lawn area

GARAGE

Power, lighting, up and over door

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,151.66

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Eastcote (0.2 Mi) - Metropolitan/Piccadilly Ruislip Gardens (1.8 Mi) Central



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

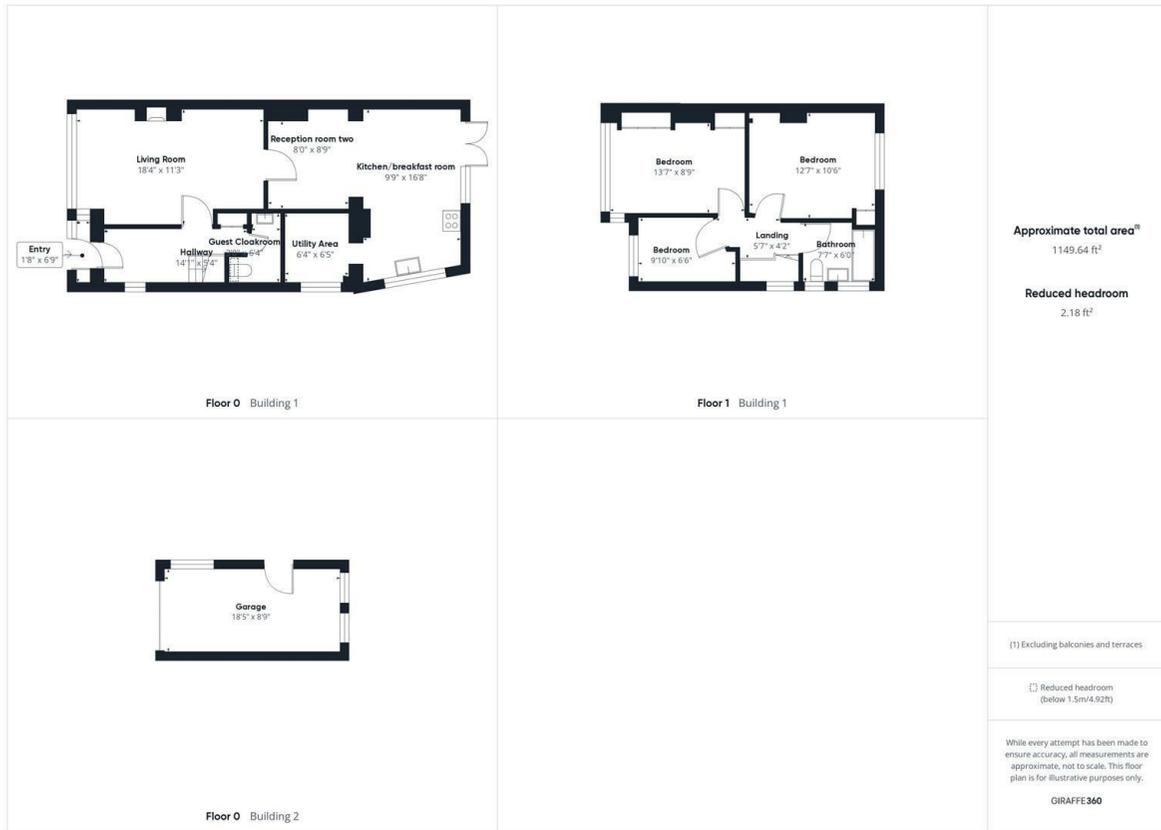
T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk



gibsonhoney



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. 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 or 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.