



Ferncroft Avenue, Ruislip, HA4 9JE  
£710,000





gibsonhoney

We are delighted to present this stunning semi-detached home to the market. This beautifully extended property has been much improved by the current owners and briefly comprises: Four good size bedrooms, one with ensuite, bay fronted living room, generous kitchen/dining room and modern bathroom suite. The property benefits include: Double glazing, gas central heating, downstairs cloakroom, ample off street parking and well maintained rear garden. Arguably situated in one of the area's most popular roads located in the heart of Eastcote. This property is just moments from the area's shopping and transport facilities (Metropolitan/Piccadilly/Central & Chiltern Lines). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also ideally located within the catchment areas of the local highly regarded schools and is just a short stroll to the local parks.



## ENTRANCE HALL

Front door, engineered wooden flooring, radiator, down lighting, front aspect double glazed frosted window, stairs to first floor landing, doors to:

## DOWNSTAIRS CLOAKROOM

Front aspect double glazed frosted window, down lighting, vanity unit incorporating wash hand basin, low level wc, tiled flooring.

## LIVING ROOM

Front aspect double glazed bay window, coved ceiling, down lighting.

## KITCHEN/DINING ROOM

Dual aspect double glazed windows, engineered wooden flooring, double oven, 5 ring gas hob with extractor hood over, range of base and eye level units, one and a half composite sink and drainer, integrated appliances including dishwasher, washing machine, fridge and freezer, wall mounted Vaillant combination boiler, standing

radiators, rear aspect double glazed bay window, low level wc, pedestal wash hand basin, panel enclosed bath with mixer taps and wall mounted shower attachment, separate electric wall mounted shower unit, heated towel rail, fully tiled walls, tiled flooring.

## LANDING

Hatch to loft space (pull down ladder, lighting, part boarded, insulation), skylight, doors to:

## BEDROOM ONE`

Front aspect double glazed bay window, radiator, full range of built in wardrobes, down lighting.

## BEDROOM TWO

Rear aspect double glazed window, radiator, down lighting.

## BEDROOM THREE

Front aspect double glazed window, radiator, down lighting, door to:

## EN SUITE

Rear aspect double glazed frosted window, fully tiled walls, tiled flooring, low level wc, vanity unit incorporating wash hand basin, stand in shower cubicle, heated towel rail, extractor fan.

## BEDROOM FOUR

Dual aspect double glazed windows, radiator, down lighting.

## BATHROOM

Rear aspect double glazed frosted

radiators, rear aspect double glazed bay window, low level wc, pedestal wash hand basin, panel enclosed bath with mixer taps and wall mounted shower attachment, separate electric wall mounted shower unit, heated towel rail, fully tiled walls, tiled flooring.

## FRONT

Off street parking and lawn area.

## REAR GARDEN

Patio area, laid to lawn, garden shed, side access, outside tap, outside power points, outside lights, south east facing.

## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09

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

## DISTANCE TO STATIONS

Eastcote (0.6 Miles) - Metropolitan/Piccadilly  
South Ruislip (1.2 Miles) - Central/Chiltern  
Ruislip Gardens (1.2 Miles) - Central  
Ruislip Manor (1.2 Miles) - Metropolitan/Piccadilly



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Approximate Gross Internal Area  
 Ground Floor = 55.9 sq m / 602 sq ft  
 First Floor = 53.9 sq m / 580 sq ft  
 Total = 109.8 sq m / 1182 sq ft

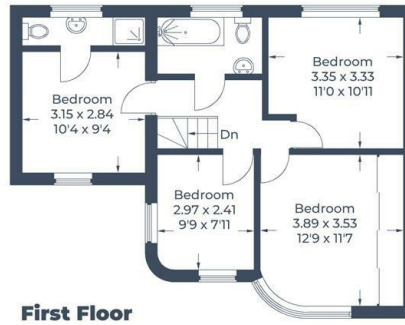
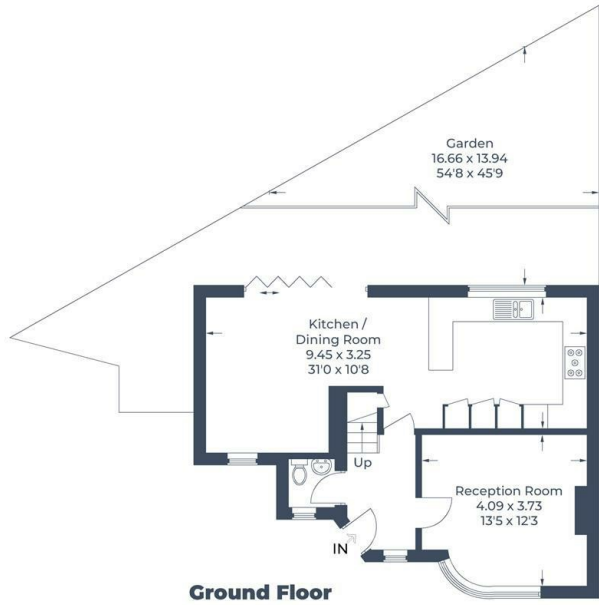


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>75</b> → <b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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