



Shenley Avenue, Ruislip, HA4 6BT
£875,000



A truly stunning 'Bowers' built family home which has been vastly improved by the current owners. This beautifully presented home comes with potential to extend subject to the usual planning constraints and briefly comprises: Bay fronted through lounge/dining room, good size fitted kitchen leading to a separate utility room, downstairs office room, a loft conversion incorporating the master bedroom with en suite bathroom and walk-in-wardrobe, three further good size bedrooms and a family bathroom. The property benefits include: Double & Triple glazing, gas central heating, large rear garden and off street parking. There are so many more benefits to this property that an internal inspection is a must. The property is ideal for a family seeking well proportioned accommodation in a convenient and sort after location. Ruislip Manor and Ruislip High Street's shops and transport links are a few minutes walk away with the A40/M40/M25 close by providing swift and easy access into Central London and the surrounding Home Counties. For families, the property comes into the catchment of many highly regarded schools.



ENTRANCE PORCH

Dual aspect triple glazed frosted windows, side aspect triple glazed window, front aspect door, Amtico flooring, door to:

ENTRANCE HALL

Front aspect triple glazed windows, Amtico flooring, coved ceiling, stairs to first floor landing, under stair storage cupboard, radiator, doors to:

LIVING/DINING ROOM

Front aspect triple glazed bay window, rear aspect triple glazed leaded light window, rear aspect double glazed leaded light French doors to rear garden, coved ceiling, feature fire place, radiators x 4.

KITCHEN

Rear aspect triple glazed window, rear aspect double glazed leaded light French doors to rear garden, tiled flooring, part tiled walls, coved ceiling, radiator, a range of base and eye level units, stainless steel sink with drainer, four gas hob rings with extractor hood, integrated double oven, space for fridge freezer, door to:

UTILITY ROOM

Tiled flooring, base and eye level unit, wall mounted boiler, space for washing machine and dryer.

OFFICE

Front aspect triple glazed window, radiator, coved ceiling, downlighting.

FIRST FLOOR LANDING

Side aspect triple glazed frosted window, stairs to second floor landing, doors to:

BEDROOM TWO

Front aspect triple glazed bay window, radiator, coved ceiling, a range of fitted wardrobes.

BEDROOM THREE

Rear aspect triple glazed window, radiator, coved ceiling, a range of fitted wardrobes.

BEDROOM FOUR

Front aspect triple glazed bay window, radiator, part coved ceiling.

BATHROOM

Rear aspect triple glazed frosted window, Amtico flooring, part tiled walls, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, storage cupboard, radiator.

SECOND FLOOR LANDING

Side aspect double glazed frosted window, downlighting, door to:

BEDROOM ONE

Rear aspect double glazed window, sky light, eaves storage, downlighting, radiator.

ENSUITE

Rear aspect double glazed frosted window, Amtico flooring, tiled walls, downlighting, walk in shower with

shower attachment and mixer taps, vanity unit incorporating wash hand basin, heated towel rail.

REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, garden shed x 2.

FRONT

Off street parking for two vehicles.

COUNCIL TAX

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

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

DISTANCE TO STATIONS

Ruislip (0.1 Miles) - Metropolitan/Piccadilly.
Ruislip Manor (0.2 Miles) - Metropolitan/Piccadilly.
Ruislip Gardens (0.7 Miles) - Central line.



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

T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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