



The Fairway, Ruislip, HA4 0SN

Located in this popular location, we are delighted to present to the market this semi-detached home with flexible accommodation. This extended property briefly comprises: Five good size bedrooms, , half bay fronted living room, 23' reception room, kitchen leading to dining room, modern bathroom suite and two shower rooms. The property benefits include: Study/Bedroom Six, entrance porch, double glazing, gas central heating, store room, downstairs cloakroom, ample off street parking and well maintained rear garden. The Fairway boasts an ideal location, placing you moments from the area's shops and transportation options. Commuters can choose between Eastcote Station (Metropolitan & Piccadilly Lines) or South Ruislip Station (Central Line & Chiltern Railways) for speedy commutes to Central London. The Chiltern Railways even whisks you to Marylebone in under 20 minutes! Drivers can hop on the nearby A40/Western Avenue for a smooth ride into the city or surrounding areas. Families will love The Fairway's proximity to top-rated schools like Queensmead, Deanesfield Primary, and St Swithun Wells. Plus, with Bessingby Park and Queensmead Sports Centre just around the corner, there's always an opportunity for family fun!



PORCH

Tiled floor, door to;

ENTRANCE HALLWAY

Front aspect double glazed door, under stairs storage, radiator, doors to;

FRONT ROOM

Front double glazed "sun-trap style" bay window, double radiator, coved ceiling.

LOUNGE/DINER

Rear aspect double glazed sliding patio door to rear garden, double radiator x2.

KITCHEN

Side aspect double glazed window, rear double glazed door to rear garden, tiled flooring, radiator, a range of base and eye level units, part tiled splashback, integrated oven with four gas

hob rings, extractor fan, stainless steel sink, space for washing machine, fridge/ freezer.

DOWNSTAIRS CLOAKROOM

Downlighting, tiled flooring and walls, low level w/c, wash hand basin,.

BEDROOM/ STUDY

Front aspect double glazed window, downlighting, double radiator, storage cupboard, door leading to;

ENSUITE

Side aspect window, tiled walls and flooring, stand in shower cubicle, wash hand basin, heated towel rail.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, doors to;

MASTER BEDROOM

Front aspect double glazed window, double radiator, fitted wardrobes.

BEDROOM TWO

Rear aspect double glazed window, double radiator.

BEDROOM FIVE

Front aspect double glazed window, double radiator.

BATHROOM

Rear aspect double glazed frosted window, tiled walls and flooring, panel enclosed bathtub with mixer taps, shower cubicle, low level w/c, wash hand basin incorporating vanity unit, heated towel rail.

SECOND FLOOR LANDING

Side aspect double glazed frosted window, doors to;

BEDROOM THREE

Rear aspect double glazed window, radiator, downlighting.

BEDROOM FOUR

Front aspect Velux window, storage in eaves, downlighting, double radiator.

BATHROOM

Rear aspect double glazed frosted window, tiled flooring and walls, downlighting, shower cubicle, wash hand basin enclosed with vanity unit, low level w/c, heated towel rail.

GARDEN

Laid to lawn, patio area.



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

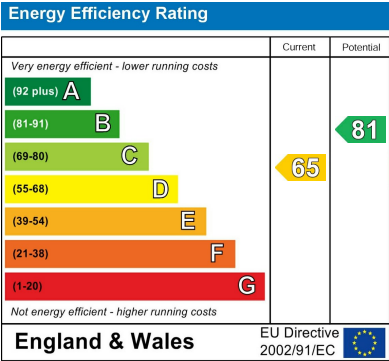
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