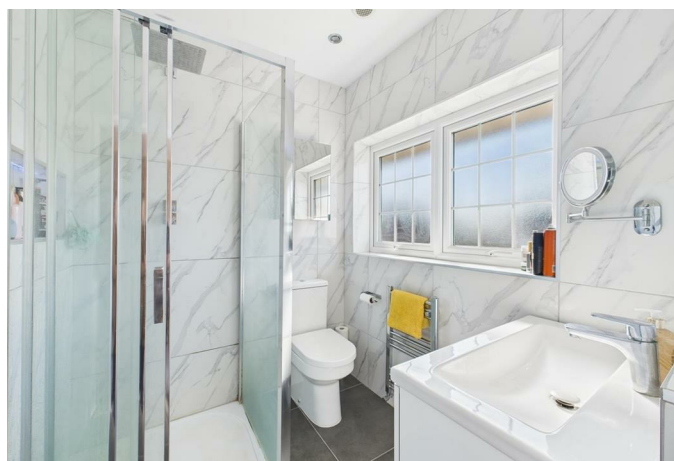




Pine Gardens, Ruislip, HA4 9TS

We are delighted to present this attractive semi-detached home set in this ultra convenient location. This charming and well proportioned family home briefly comprises: Master bedroom with en-suite and fitted wardrobes, three further DOUBLE bedrooms, spacious living room with separate lounge, kitchen/dining room and modern family bathroom. The property benefits include: Double glazing, gas central heating, downstairs cloakroom/utility, stairs to boarded loft area, ample off street parking, rear and side gardens. Arguably situated in one of the area's most popular and quietest roads located equidistant to Eastcote and Ruislip Manors bustling high streets which offer numerous shops, cafes and restaurants. Both high streets are on the Metropolitan and Piccadilly lines. For young families and dog walkers, you are minutes away from the local park. For the motorist the A40 leading to London and the Home Counties is easily accessible. There are a number of highly regarded schools that cater for children of all ages within close proximity.



ENTRANCE HALL

Front aspect double glazed door, parquet flooring, under stairs storage, radiator, stairs to first floor landing, doors to;

LIVING ROOM

Front aspect double glazed "sun-trap style" bay window, double radiator, parquet flooring, fireplace, coved ceiling.

KITCHEN

Rear aspect double glazed window, tiled flooring, downlighting, a range of base and eye level units, stainless steel sink, space for; oven unit with stove

for four electric hob rings, extractor fan, fridge/freezer, dishwasher, leading to:

DINING ROOM

Rear aspect double glazed window, rear aspect door to rear garden, double radiator, coved ceiling, parquet flooring.

LOUNGE

Front aspect double glazed window, side aspect double glazed door to garden, radiator, inset ceiling speakers, door to;

UTILITY ROOM/ DOWNSTAIRS CLOAKROOM

Tiled flooring, part tiled walls, space for washing machine, low level w/c, wash hand basin with vanity unit.

FIRST FLOOR LANDING

Airing cupboard, stairs to second floor, doors to;

MASTER BEDROOM

Front aspect double glazed "sun-trap style" bay window, radiator, fitted wardrobes, doorway to;

ENSUITE

Front aspect double glazed frosted window, spa-styled coloured downlighting, underfloor heating, tiled walls and flooring, shower cubicle, low level w/c, wash hand basin incorporating vanity unit, heated towel rail, heated mirror, remote controlled lighting.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BEDROOM THREE

Front aspect double glazed window, radiator.

BEDROOM FOUR

Rear aspect double glazed window, radiator.

BATHROOM

Rear aspect double glazed frosted window, part tiled walls, tiled enclosed bathtub with mixer taps, shower cubicle, low level w/c, wash hand basin

incorporating vanity unit, downlighting, heated towel rail.

SECOND FLOOR LANING

Front aspect Velux double glazed window, doors to;

LOFT SPACE

Double loft with stair access, boarded, insulated, lighting.

REAR AND SIDE GARDENS

Lawn and patio areas, decking, outside tap, storage shed, side access, water butt, shrubs and borders, panel enclosed fence.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,820.11

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

DISTANCE TO STATIONS

Ruislip Manor (0.9 miles) - Metropolitan/Piccadilly
Eastcote (0.7 Miles) - Metropolitan/Piccadilly



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

T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk

