



Ferncroft Avenue, Ruislip, HA4 9JE

Located in one of Eastcote's most sought after roads, we are delighted to present this stunning semi-detached home to the market. This beautiful property has been extended to both the briefly comprises: Four good size bedrooms, one with ensuite, bay fronted living room, open-planned kitchen/dining room and modern bathroom suite. The property benefits include: Double glazing, gas central heating, downstairs cloakroom, garage, 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 aspect door, side aspect double glazed frosted window, double radiator, vinyl flooring, under stairs storage cupboard.

DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, part tiled walls, wash hand basin, low level wc.

THROUGH LOUNGE

Front aspect double glazed bay window, laminate effect flooring, double radiator, fireplace, leading to:

DINING ROOM

Dual aspect double glazed windows, rear aspect double glazed door to rear garden, sky lights, laminate effect flooring, downlighting, double radiator.

KITCHEN

Rear aspect double glazed windows, rear aspect double glazed door to rear garden, tiled flooring, part tiled walls, downlighting, a range of base and eye level units, sink with drainer, a range of integrated

appliances including: oven with four gas hob rings and extractor hood, fridge freezer, dishwasher and washing machine.

FIRST FLOOR LANDING

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

BEDROOM ONE

Front aspect double glazed bay window, downlighting, double radiator, fitted wardrobe.

BEDROOM TWO

Rear aspect double glazed window, downlighting, storage cupboards.

BEDROOM THREE

Rear aspect double glazed window, radiator, downlighting.

BATHROOM

Front aspect double glazed frosted windows, tiled flooring, part tiled walls, downlighting, wash hand basin, panel enclosed bath tub with shower attachment, low level wc, heated towel rail.

SECOND FLOOR LANDING

Side aspect double glazed frosted windows, doors to:

MASTER BEDROOM

Rear aspect double glazed window, sky light, storage cupboard, downlighting, door to:

ENSUITE

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

REAR GARDEN

Mainly laid to lawn, wooden decked area, panel enclosed fence, patio area, door to:

GARAGE

Up and over door, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band F- £2,692.30

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

DISTANCE TO STATIONS

Eastcote (0.5 Miles) -
Metropolitan/Piccadilly
Ruislip Manor (1.2 Miles) -
Metropolitan/Piccadilly
South Ruislip (1.3 Miles) -
Central/Chiltern
Ruislip Gardens (1.5 Miles) - Central



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