



West Mead, Ruislip, HA4 0TN

A truly stunning and extended semi-detached home situated in a highly popular location. Meticulously designed and constructed to perfection this outstanding home briefly comprises: Spacious living room, a striking and extremely spacious fitted kitchen with a range of integrated 'Neff' appliances and opening to a second living area, master bedroom located on the second floor with en suite, a further three good size bedrooms and a modern family bathroom on the first floor. The property benefits include: private rear garden with large storage shed and functioning outbuilding, off street parking, side access, double glazing, gas central heating, Juliet balcony, under floor heating and an abundance of built in storage. West Mead is perfectly positioned for South Ruislip with its abundance of shops and amenities. The Old Dairy site including restaurants, Asda and cinema, is just a stones throw away. South Ruislip station (Central/Chiltern) is within walking distance and for the motorist, the A40/Western Avenue is just a short drive away which provides swift access into Central London and the Home Counties.



ENTRANCE PORCH

Front aspect door, front aspect double glazed frosted windows, laminate effect flooring, built in units with quartz worktops, door to:

ENTRANCE HALL

Side aspect double glazed window, American walnut wood flooring, under stairs cupboard, coved ceiling, radiator, stairs to first floor, doors to:

LIVING ROOM

Front aspect double glazed window, radiator, American walnut wood flooring.

KITCHEN

Side aspect double glazed window, granite tiled floor, under floor heating, cupboard housing 'Worcester' combination boiler, down lighting, a bespoke fitted kitchen which has been stunningly designed to offer a wealth of space and ample storage including a range of base and eye level units with galaxy granite worktops, inset stainless steel one and a half sink with drainer, large breakfast bar with custom glass worktop, inset stainless steel one and a half sink with instant boiling water tap, a range of integrated 'Neff' appliances including: oven, steam oven, plate warmer, induction hob with designer extractor hood, dishwasher and washing machine. Further integral appliances including: AEG electric hob, fridge, freezer, dryer and wine chiller. Open to:

LIVING AREA

Lantern skylight, granite tiled floor, under floor heating, rear aspect double glazed window, rear aspect double glazed bi fold doors with built in shutters, down lighting, door to:

DOWNSTAIRS CLOAKROOM

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

FIRST FLOOR LANDING

Stairs to ground floor, stairs to second floor, side aspect double glazed stained glass frosted window, doors to:

BEDROOM TWO

Front aspect double glazed window with shutters, fitted wardrobes radiator, coved ceiling, engineered wood flooring.

BEDROOM THREE

Rear aspect double glazed window with shutters, fitted wardrobes, radiator, built in cupboard.

BEDROOM FOUR

Front aspect double glazed window with shutters, radiator, coved ceiling, engineered wood flooring.

BATHROOM

Side aspect double glazed frosted window, tiled floor, tiled walls, vanity unit incorporating wash hand basin, low level wc, stand in shower cubicle.

SECOND FLOOR LANDING

Side aspect double glazed frosted window, stairs to first floor, door to:

BEDROOM ONE

Two skylights with built in blackout shutters, rear aspect double glazed custom made

french doors onto Juliet balcony, rear aspect double glazed window, bamboo wood flooring, built in cupboard, tall radiator, down lighting.

ENSUITE

Dual aspect double glazed frosted windows, down lighting, tiled floor, tiled walls, low level wc with concealed cistern, vanity unit incorporating dual wash hand basins, panel enclosed bath with wall mounted rainfall shower head.

FRONT

Off street parking.

REAR GARDEN

Mainly laid to lawn, garden shed x 1, panel enclosed fence, side access and patio area.

OUTBUILDING

Front aspect double glazed sliding door, front aspect double glazed window, laminate effect flooring, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

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

DISTANCE TO STATIONS

South Ruislip (0.4 miles) - Central/Chiltern Railways
Eastcote (1.0 miles) - Metropolitan/Piccadilly
Ruislip Manor (1.1 miles) - Metropolitan/Piccadilly



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

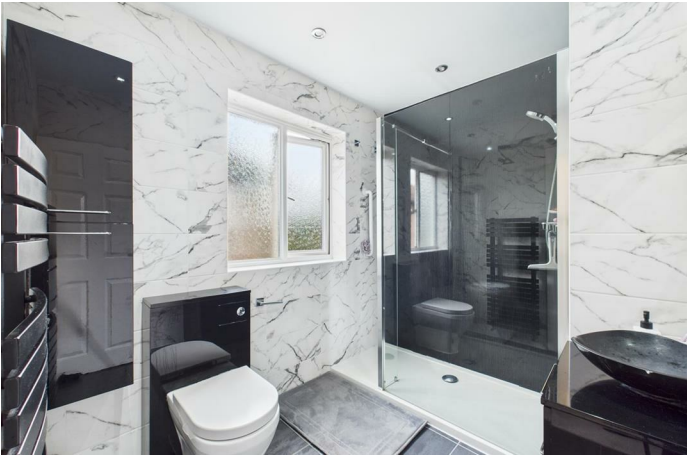
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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