



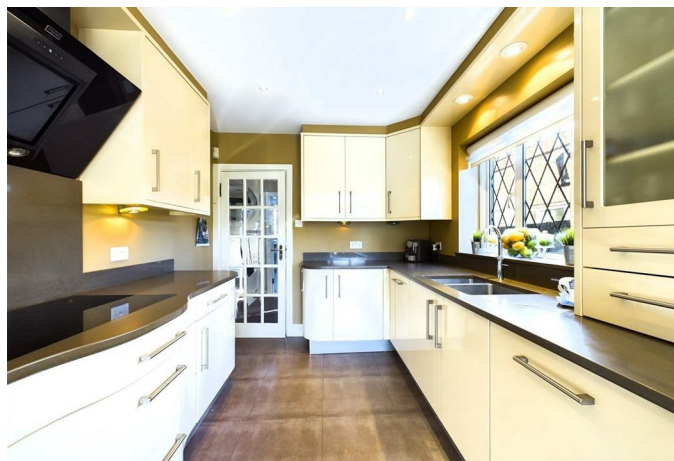
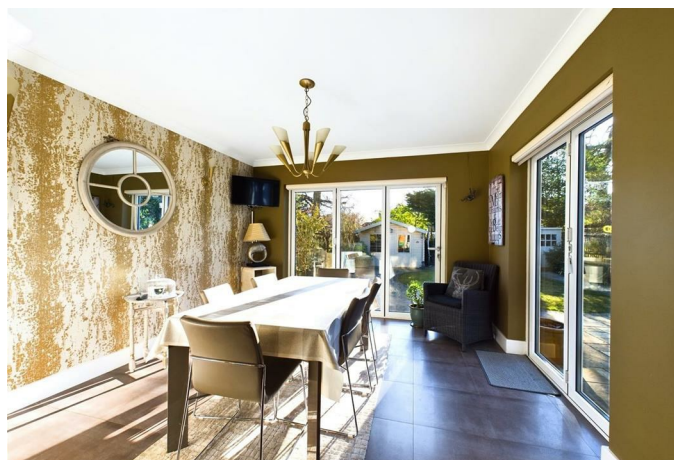
Broadwood Avenue, Ruislip, HA4 7XP

£1,200,000



gibsonhoney

NO UPPER CHAIN. Situated on arguably Ruislip's most exclusive road and having immense street presence with an imposing front garden, we are delighted to present this extended detached family home. This stunning property which is set in the cul de sac end of Broadwood Avenue has been immaculately maintained by the current owners and briefly comprises: bay fronted living room, spacious dining room, fitted kitchen, sitting room, large master bedroom, three further good size bedrooms, family bathroom and en suite bathroom. The benefits include: welcoming entrance hall, downstairs cloakroom, utility room, garage via own drive, off street parking for multiple vehicles, gas central heating and rear garden with summerhouse. Broadwood Avenue is situated in North Ruislip close to Ruislip Woods & Lido and Ruislip's extensive High Street which offers a good range of local shops, bus routes, restaurants and rail links (Metropolitan/Piccadilly). It should be noted that there are a number of highly regarded schools within close proximity. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



### ENTRANCE HALL

Front aspect double glazed frosted leaded light door, side aspect double glazed leaded light window, coved ceiling, under stair storage, double radiator, stairs to first floor landing, doors to:

### LIVING ROOM

Front aspect double glazed leaded light bay window with blind shutter attachment, side aspect double glazed leaded light window with blind attachment, double radiator, coved ceiling, feature fireplace.

### DOWNSTAIRS WC

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

### KITCHEN

Side aspect double glazed leaded light window with blind attachment, tiled flooring, a range of base and eye level units, one and a half stainless steel sink with drainer, downlighting, a range of integrated appliances including: fridge, dish washer, steam oven, pyroelectric oven and induction hob with five rings with extractor hood. Leading to:

### DINING ROOM

Dual aspect double glazed bifold doors to rear garden, tiled flooring, coved ceiling, double radiator, gas stove fire.

### UTILITY AREA

Front aspect double glazed frosted leaded light door, tiled flooring, coved ceiling, space for fridge freezer.

### LOUNGE

Rear aspect double glazed bifold doors to rear garden, antique flooring, coved ceiling, double radiator, door to:

### UTILITY ROOM

Rear aspect double glazed leaded light window, side aspect double glazed leaded light door, tiled flooring, part tiled walls, downlighting, a range of base and eye level units, part coved ceiling, space for wash washing machine and tumble dryer, door to:

### GARAGE

Up and over door, front aspect double glazed leaded light window, power and lighting, wall mounted Potterton boiler, space for freezer.

### FIRST FLOOR LANDING

Side aspect double glazed leaded light window with blind attachment, double radiator, storage cupboard, hatch to loft space (fully boarded, insulated, ladder and lighting), doors to:

### BEDROOM ONE

Dual aspect double glazed leaded light window with blind shutter attachment, double radiator.

### BEDROOM TWO

Rear aspect double glazed leaded light window with blind shutter attachment, laminate effect flooring, coved ceiling, a range of built in wardrobes, double radiator, door to:

### ENSUITE

Rear aspect double glazed frosted leaded light window with blind attachment, tiled flooring, part tiled walls, downlighting, low level wc, wall mounted wash hand basin, walk in shower cubicle with shower attachment and mixer taps, radiator, heated towel rail.

### BEDROOM THREE

Front aspect double glazed leaded light window with blind shutter attachment, built in wardrobe, coved ceiling, wall mounted radiator.

### BEDROOM FOUR

Rear aspect double glazed leaded light window, built in wardrobe, coved ceiling, radiator.

### BATHROOM

Side aspect double glazed window with blind attachment, tiled flooring, part tiled walls, coved ceiling, downlighting, low level wc, vanity unit incorporating wash hand basin, panel enclosed bath with shower attachment and mixer taps, radiator.

### FRONT

Off street parking for several vehicles.

### REAR GARDEN

Mainly laid to patio, lawn area, panel enclosed fence, garden shed, door to:

### SUMMER HOUSE

Front aspect window, front aspect door, power and lighting, heating.

### COUNCIL TAX

London Borough of Hillingdon - Band G - £2,934.08

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

### DISTANCE TO STATIONS

Ruislip (0.8 miles) - Metropolitan/Piccadilly

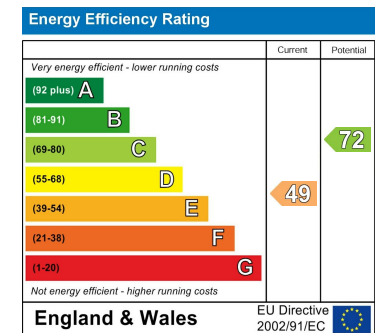
Ruislip Manor (0.9 miles) - Metropolitan/Piccadilly



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