



Windmill Hill, Ruislip, HA4 8QF

A superb opportunity to purchase a larger than average detached home set in this highly convenient location. This exceptionally well proportioned property briefly comprises : four good size bedrooms, office/bedroom five, through lounge/diner, kitchen/breakfast room and modern bathroom suite. Other benefits include: downstairs shower room, utility room, gas central heating, double glazing, ample off street parking, outbuilding and well maintained rear garden. This attractive family home is set on Windmill Hill which is ideally located for a cluster of highly regarded schools and both Ruislip and Ruislip Manor High Streets offer a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. We strongly recommend an internal viewing.



ENTRANCE PORCH

Front aspect double glazed leaded light door, front aspect double glazed leaded light window, tiled flooring, door to:

ENTRANCE HALL

Front aspect door, front aspect stained glass window, laminate effect flooring, double radiator, stairs to first floor landing, doors to:

OFFICE/BEDROOM FIVE

Front aspect double glazed window, double radiator, door to:

DOWNSTAIRS SHOWER ROOM

Tiled flooring, tiled walls, skylight, low level wc., vanity unit incorporating wash hand basin, shower cubicle with shower attachment and mixer taps, heated towel rail.

THROUGH LOUNGE/DINER

Front aspect double glazed bay window, laminate effect flooring, coved ceiling, picture rail, feature electric fire place, double radiator x 2, downlighting, rear aspect double glazed double doors to rear garden.

HALLWAY

Tiled flooring, downlighting, double radiator, under stair storage housing electric meter, door to downstairs bathroom, leading to:

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed window, rear aspect double glazed door to rear garden, side aspect double glazed to rear garden, tiled flooring, part tiled walls, breakfast bar, a range of base and eye level units, cupboard housing boiler, double radiator, extractor hood, space for appliances including: oven, dishwasher and fridge freezer, door to:

UTILITY ROOM

Skylight, downlighting, base and eye level unit, vanity unit incorporating wash hand basin, double radiator, space for appliances including: washing machine, tumble dryer and fridge freezer.

FIRST FLOOR LANDING

Hatch to loft space (ladder, boarded, light insulated), doors to:

BEDROOM ONE

Front aspect double glazed bay window, radiator, built in wardrobe.

BEDROOM TWO

Rear aspect double glazed window, double radiator.

BEDROOM THREE

Rear aspect double glazed window, double radiator.

BEDROOM FOUR

Front aspect double glazed window, laminate effect flooring, double radiator.

BATHROOM

Side aspect double glazed frosted window, part tiled walls, pedestal wash hand basin, low level wc, bath tub with mixer taps, shower cubicle with shower attachment and mixer taps, downlighting, heated towel rail.

FRONT

Off street parking for multiple vehicles, panel enclosed fence, side access.

REAR GARDEN

Mainly laid to lawn, panel enclosed fence, patio area, side access, garden shed x 2, electrical outlets x 3, door to:

OUTBUILDING

Dual aspect windows, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,151.66

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

DISTANCE TO STATIONS

Ruislip Manor - Metropolitan/Piccadilly - 0.2 Miles
Ruislip - Metropolitan/Piccadilly - 0.6 Miles



92 High Street, Ruislip, Middlesex, HA4 8LS

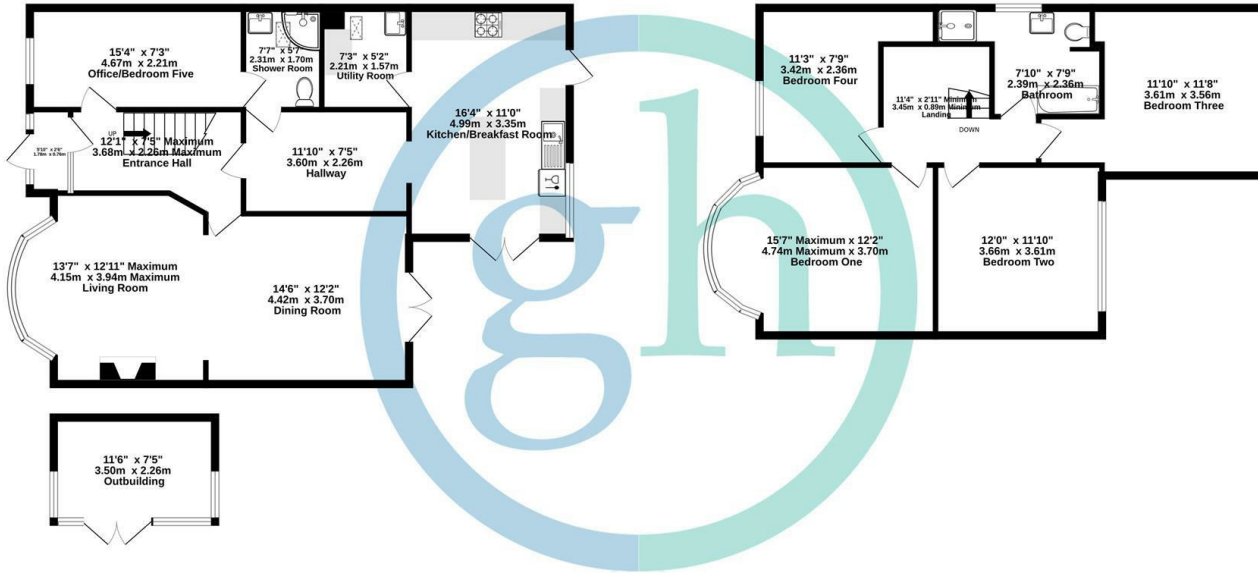
T: 01895 677766

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GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.

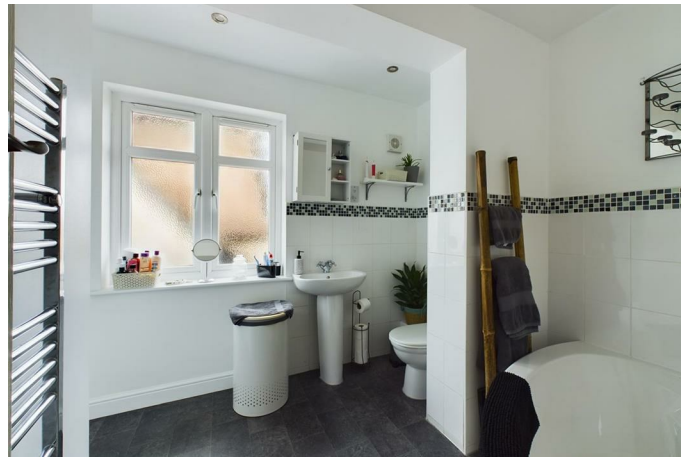
1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 1724 sq.ft. (160.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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
	63	77



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