



Hawthorne Avenue, Ruislip, HA4 8SR





gibsonhoney

NO UPPER CHAIN. Located in this popular location, this four bedroom home offers an expansive 1313.2 square feet of living space and has not been on the market since 1976. Constructed with attention to detail this family home facilitates a comfortable living experience. On the ground floor, the property features a warming living room/dining room complete with a charming fireplace, a traditional breakfast room and a functional kitchen. The ground floor also includes another reception/bedroom four, a useful utility room, and a meticulous bathroom with a shower facility. The journey continues to the first floor that houses three good size bedrooms, a bathroom complete with a shower and bath and a separate wc. This property is situated within walking distance of Eastcote's High street which offers 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. The property is also convenient for a number of local schools including Newnham, Bishop Ramsey, Warrender and Haydon.



## HALLWAY

Stairs to landing, timber flooring, radiator, dado rail, doors to:-

## LIVING ROOM

Front aspect double glazed bay windows, gas feature fireplace, radiator, dado rail, cove ceiling

## DINING ROOM

Rear aspect patio doors to garden, tow radiators, dado rail, cove ceiling

## KITCHEN

Rear aspect double glazed window, door to garden, tiled flooring and walls, range of eye and base level units, space for dish washer

## BREAKFAST ROOM

Timber flooring, meter cupboard, radiator

## UTILITY ROOM

Rear aspect double glazed window, tiled floor, radiator, range of eye and base level units, plumbing for washing machine and tumble dryer

## SECOND RECEPTION ROOM/BEDROOM FOUR

Front aspect double glazed window and radiator.

## DOWNSTAIRS SHOWER ROOM

Low level WC, pedestal wash hand basin, shower cubicle, radiator, part tiled wall, tiled floor

## LANDING

Doors to:-

## BEDROOM ONE

Front aspect double glazed bay window, built in wardrobes, cove ceiling, radiator

## BEDROOM TWO

Rear aspect double glazed window, radiator, built in wardrobes, cove ceiling

## BEDROOM THREE

Rear aspect double glazed window, built in wardrobes, radiator

## BATHROOM

Rear aspect double glazed window, panel enclosed bath with mixer tap shower attachment, pedestal wash hand basin, shower cubicle, tiled walls, airing cupboard

## REAR GARDEN

Patio area leading to lawn with flower and shrub borders and shed to the rear.

## COUNCIL TAX

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

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



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



gibsonhoney



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.