



Allonby Drive, Ruislip, HA4 7YU



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NO UPPER CHAIN. A truly stunning detached family home which has been vastly improved by the current owners. Meticulously designed and constructed to perfection this outstanding home briefly comprises: Welcoming entrance hall, spacious living room, large kitchen/breakfast room fitted to a high specification opening to a beautiful lounge/dining room with media wall, spacious master bedroom with en suite bathroom, three further double bedrooms, one with another en suite, family bathroom plus a further bedroom/office downstairs. Having been fully refurbished over the last few years, the property benefits include: under floor heating, double glazing, downstairs shower room, utility room, landscaped rear garden and driveway providing ample off street parking. There are so many more benefits to this property that an internal inspection is a must. This beautiful home is approximately one mile from Ruislip's extensive High Street which offers a good range of local shops, bus routes, restaurants and rail links(metropolitan/piccadilly). There are a number of highly regarded schools nearby including Whiteheath (junior and infant). The A40 is within easy striking distance offering swift access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect double glazed frosted double doors, tiled heated flooring, downlighting, stairs to first floor landing, doors to:

LOUNGE/DINING ROOM

Rear aspect double glazed bifold doors to rear garden, tiled heated flooring, downlighting, feature fireplace, leading to:

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed leaded light windows, tiled heated flooring, downlighting, a range of base and eye level units, inset sink with drainer, drinking tap, breakfast bar, a range of integrated appliances including; fridge, freezer, dishwasher and double oven with five gas hob rings and extractor hood, door to:

UTILITY ROOM

Side aspect double glazed leaded light frosted window, tiled heated flooring, wall mounted boiler, mega flo tank, space for washing machine, dryer and fridge freezer.

BEDROOM FIVE/OFFICE

Front aspect double glazed leaded light window, tiled heated flooring, downlighting.

SHOWER ROOM

Side aspect double glazed leaded light frosted window, tiled flooring, tiled walls, downlighting, shower cubicle with shower attachment x 2 and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

FIRST FLOOR LANDING

Skylight, double radiator, hatch to loft space, doors to:

BEDROOM ONE

Rear aspect double glazed leaded light windows, double radiator, door to:

ENSUITE

Skylight, tiled flooring, tiled walls, downlighting, shower cubicle with shower attachment x 2 and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

BEDROOM TWO

Front aspect double glazed leaded light windows, double radiator, downlighting, door to:

ENSUITE

Skylight, tiled flooring, tiled walls, downlighting, shower cubicle with shower attachment x 2 and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

BEDROOM THREE

Front aspect double glazed leaded light window, double radiator.

BEDROOM FOUR

Side aspect double glazed leaded light window, double radiator.

BATHROOM

Rear aspect double glazed leaded light frosted window, tiled flooring, tiled walls, downlighting, panel enclosed bath with shower attachment x 2 and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail

FRONT

Off street parking for multiple vehicles, side access x 2.

REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, garden shed x 2, side access x 2.

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

West Ruislip (0.7 Miles) - Central/Chiltern Railways

Ruislip (1.1 Miles) - Metropolitan/Piccadilly

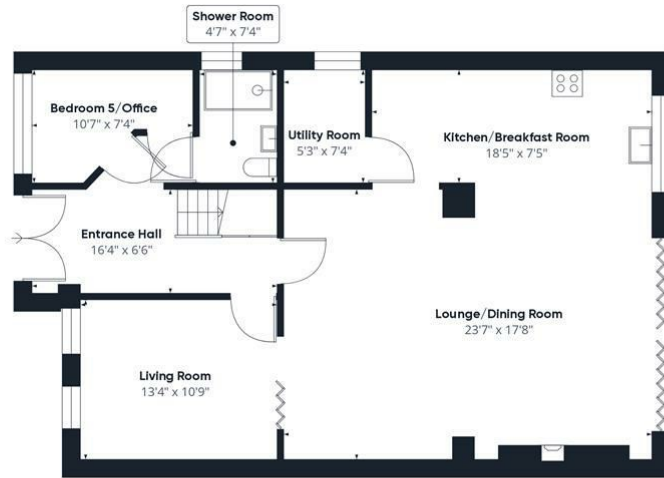
Ickenham (1.3 Miles) - Metropolitan/Piccadilly



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Floor 0



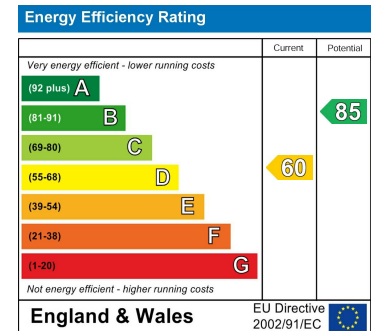
Floor 1

Approximate total area^m
1774.05 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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