



Whiteheath Avenue, Ruislip, HA4 7PS



We are delighted to be instructed on this beautifully extended THREE DOUBLE BEDROOM & STUDY, THREE BATHROOM detached bungalow set in this sought after location in North Ruislip. This property is offered in superb condition throughout and briefly comprises: Welcoming entrance hall, living area leading to the spacious through lounge/diner, large 23' fitted kitchen, family bathroom suite, shower room and bedroom three also has an ensuite . The property benefits include: study, off street parking, double glazing, gas central heating and further potential to extend into the loft subject to the usual planning constraints. Whiteheath Avenue is situated within easy reach of Ruislip High Street with its local shops and Metropolitan/Piccadilly Line Station and is also close to Ruislip Lido. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is within the catchment area of local schools including being perfectly situated for the ever popular Whiteheath Infant & Junior School. We strongly recommend an internal inspection to appreciate the accommodation on offer.



ENTRANCE HALL

Front aspect door, front aspect double glazed patterned window, radiator x 2, doors to:

LIVING AREA

Engineered wooden flooring, leading through to:

THROUGH LOUNGE/DINER

3 x standing radiators, engineered wooden flooring, rear aspect double bi fold doors to rear garden, skylight, leading through to:

KITCHEN

Side aspect double glazed frosted window, tiled flooring, range of base and eye level units, space for American style fridge freezer, one and a half sink and drainer with mixer taps, 5 ring gas hob with extractor hood over, integrated microwave, integrated double oven, wine fridge, integrated dish washer, skylight, down lighting.

BEDROOM ONE

Front aspect double glazed bay window, side aspect double glazed window, engineered wooden flooring, radiator.

BEDROOM TWO

Rear aspect double glazed door to rear garden, rear aspect double glazed window, engineered wooden flooring, wall mounted radiator.

BEDROOM THREE

Font aspect double glazed window, engineered wooden flooring, radiator, storage cupboard, door to:

EN SUITE

Side aspect double glazed frosted window, tiled flooring, low level wc, vanity unit incorporating wash hand basin, radiator, stand in shower cubicle, shave point, part tiled walls.

HALLWAY

Engineered wooden flooring, radiator, hatch to loft space, doors to:

STUDY

Side aspect double glazed frosted window, engineered wooden flooring.

SHOWER ROOM

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

BATHROOM

Side aspect double glazed frosted window, tiled flooring, tiled walls,

panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting, cupboard housing Worcester boiler, cupboard housing washing machine/dryer and Stelflow tank.

FRONT

Off street parking, laid to lawn, side access to:

REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09

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

DISTANCE TO STATIONS

Ruislip (0.9 Miles) - Metropolitan and Piccadilly line
West Ruislip (0.9 Miles) - Central and Chiltern Line



92 High Street, Ruislip, Middlesex, HA4 8LS

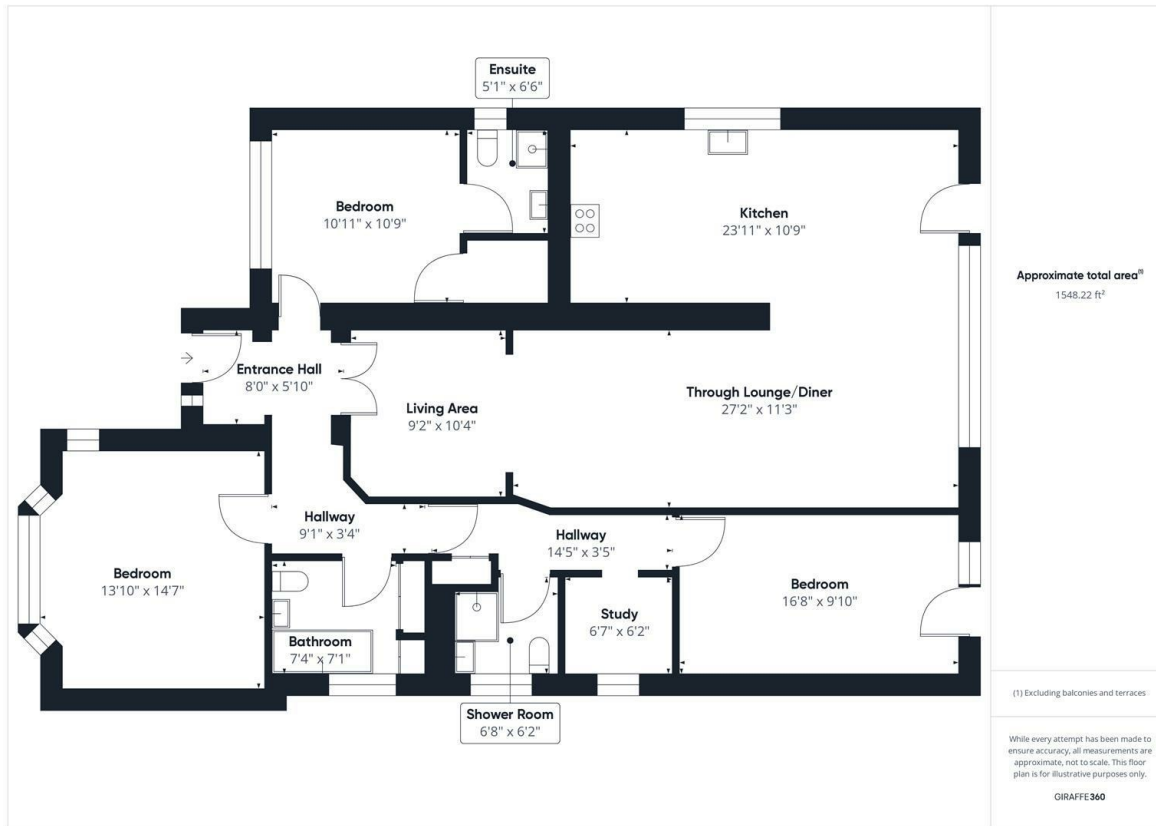
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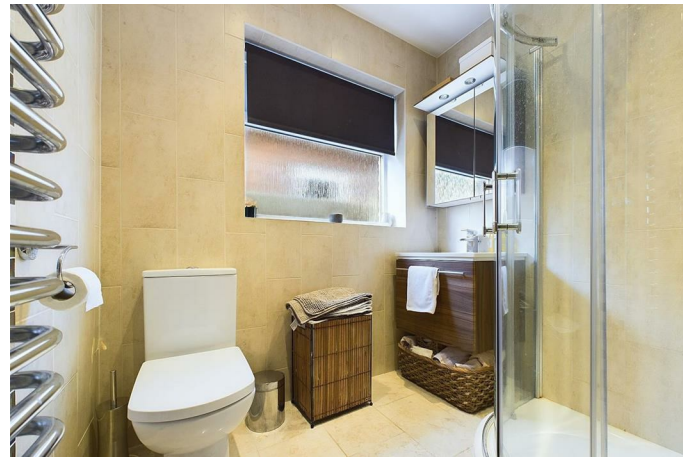
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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