



Acacia Avenue, Ruislip, HA4 8RQ



A wonderful opportunity to purchase this extended property situated in this highly convenient location. This substantial home offers versatile accommodation and briefly comprises: spacious bay fronted lounge leading through to the generous dining room, a well-equipped kitchen/breakfast room, third reception room currently used as an office, double aspect master bedroom with shower and door to wc and wash hand basin, three further good size bedrooms and family bathroom. The property benefits include: Downstairs cloakroom, gas central heating, double glazing, loft room, well tended rear garden, garage via own drive and off street parking. This most sought after home is situated within equidistance of both Ruislip Manor & Eastcote's High streets 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.



ENTRANCE PORCH

Original front aspect door with 1920's stain glass window, storage cupboard, radiator, doors to:

DOWNSTAIRS CLOAKROOM

Front aspect double glazed window, heated towel radiator, wall mounted sink, low level wc, tiled floor and walls, extractor fan.

LIVING ROOM

Front aspect double glazed leaded light bay window, side aspect double glazed leaded light window, radiator x 2, coved ceiling, stairs to first floor landing. Leading to:

DINING ROOM

Rear aspect window, solid wood oak flooring, downlighting, under stair storage cupboard, radiator, double doors to:

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed windows, rear aspect double glazed French doors to rear garden, tiled flooring, tiled walls, a range of eye and base level units, one and a half sink with drainer, cupboard housing boiler, radiator, downlighting, a range of integrated appliances including; fridge freezer, double oven, dishwasher and induction hob with extractor hood. Door to:

OFFICE

Rear aspect double glazed sliding door to rear garden, side aspect glazed window, downlighting, radiator, door to:

GARAGE

Front aspect double doors, power and lighting, sink and space for appliances including fridge freezer and washing machine.

FIRST FLOOR LANDING

Downlighting, coved ceiling, stairs to second floor landing, doors to:

BEDROOM ONE

Front aspect double glazed leaded light window, radiator x 2, a range of built in wardrobes, stand in shower cubicle with power shower, shower attachment, door to:

CLOAKROOM

Tiled walls, downlighting, low level wc, wall mounted wash hand basin.

BEDROOM TWO

Rear aspect double glazed leaded light window, a range of built in wardrobes, coved ceiling, part tiled walls, stand in shower cubicle with power shower, shower attachment, vanity unit incorporating wash hand basin, heated towel rail.

BEDROOM THREE

Front aspect double glazed leaded light window, a range of built in wardrobes, coved ceiling, radiator.

BEDROOM FOUR

Front aspect double glazed leaded light window, built in wardrobe, radiator.

BATHROOM

Rear aspect double glazed frosted window, tiled walls, laminate effect flooring, panel enclosed bath with mixer tap shower attachment, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

SECOND FLOOR LANDING

Eaves storage, door to:

LOFT ROOM

Two Velux windows, loft access

FRONT

Mature shrubbery, own driveway to garage.

REAR GARDEN

Mature shrubbery, & trees, patio area, panel enclosed fence, laid to lawn, shed to the rear.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,692.30

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

DISTANCE TO STATIONS

Eastcote (0.4 miles) - Metropolitan/Piccadilly
Ruislip Manor (0.5 mile) - Metropolitan/Piccadilly



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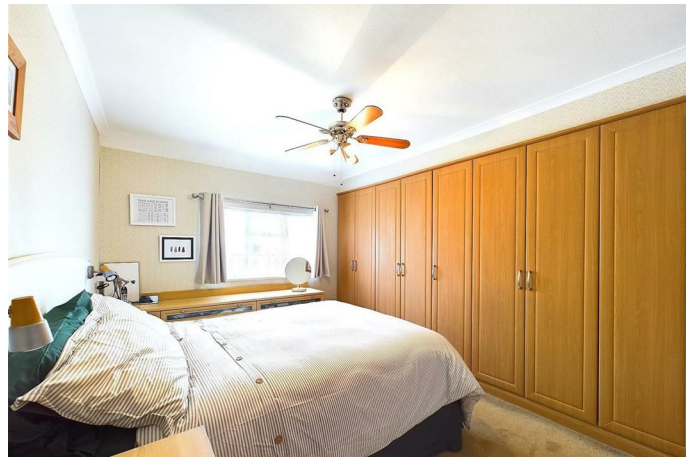
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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