



Evelyn Avenue, Ruislip, HA4 8AQ



NO UPPER CHAIN. We are extremely proud to present this fabulous FOUR double bedroom detached home with immense kerb appeal. Set in the heart of Ruislip and on this premier road, this property briefly comprises: Spacious entrance hall, front reception, large lounge and modern kitchen. Further benefits include: utility area, downstairs shower room, steam shower in modern family bathroom, large private rear garden, off street parking for several vehicles, gas central heating and garage via own drive. An internal inspection is highly recommended to appreciate what this beautiful property has to offer. Ruislip High Street 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.



### ENTRANCE HALL

Front aspect door, front aspect double glazed leaded light frosted window, coved ceiling, radiator, stairs to first floor landing, doors to:

### DOWNSTAIRS CLOAKROOM

Front aspect double glazed leaded light frosted window, wall mounted wash hand basin, low level wc, down lighting, radiator.

### LIVING ROOM

Front aspect double glazed leaded light bay window, radiator, feature fireplace, coved ceiling.

### LOUNGE/DINER

Rear aspect double glazed leaded light windows, rear aspect double glazed leaded light doors to rear garden, radiator x 2, coved ceiling, feature fireplace.

### KITCHEN/BREAKFAST ROOM

Rear aspect double glazed leaded light window, rear aspect double glazed leaded light door to rear garden, range of base and eye level units, down lighting, one and a half stainless steel sink and drainer, 5 ring gas hob with extractor hood over, under stairs cupboard housing meters, range of

integrated appliances including microwave, fridge, freezer, oven and dish washer, door to:

### UTILITY ROOM

Rear aspect double glazed leaded light frosted window, base and eye level unit, down lighting, stainless steel sink and drainer, space for appliances including tumble dryer and washing machine, door to:

### SHOWER ROOM

Stand in shower cubicle, wall mounted wash hand basin, low level wc, down lighting, heated towel rail.

### LANDING

Front aspect double glazed leaded light window, storage cupboard, coved ceiling, hatch to loft space, doors to:

### BEDROOM ONE

Front aspect double glazed leaded light bay window, down lighting, coved ceiling, range of fitted wardrobes, radiator.

### BEDROOM TWO

Rear aspect double glazed leaded light window, coved ceiling, range of fitted wardrobes, radiator.

### BEDROOM THREE

Rear aspect double glazed leaded light window, range of fitted wardrobes, radiator, coved ceiling.

### BEDROOM FOUR

Dual aspect double glazed windows, radiator, down lighting.

### BATHROOM

Dual aspect double glazed leaded light frosted windows, heated towel rail, tiled enclosed bath with shower attachment and mixer taps, low level wc, vanity unit incorporating wash hand basin, stand in shower cubicle.

### FRONT

Off street parking for several vehicles.

### REAR GARDEN

Substantial rear garden which is mainly laid to lawn, patio area, panel enclosed fence, side access and backing playing fields.

### GARAGE

Via own drive with double doors, power and lighting.

### COUNCIL TAX

London Borough of Hillingdon - Band G - £3,106.48

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

### DISTANCE TO STATIONS

Ruislip Manor (0.6 Miles) - Metropolitan/Piccadilly  
Ruislip (0.9 Miles) - Metropolitan/Piccadilly  
West Ruislip (1.3 Miles) - Central line/Chiltern Railways.



92 High Street, Ruislip, Middlesex, HA4 8LS

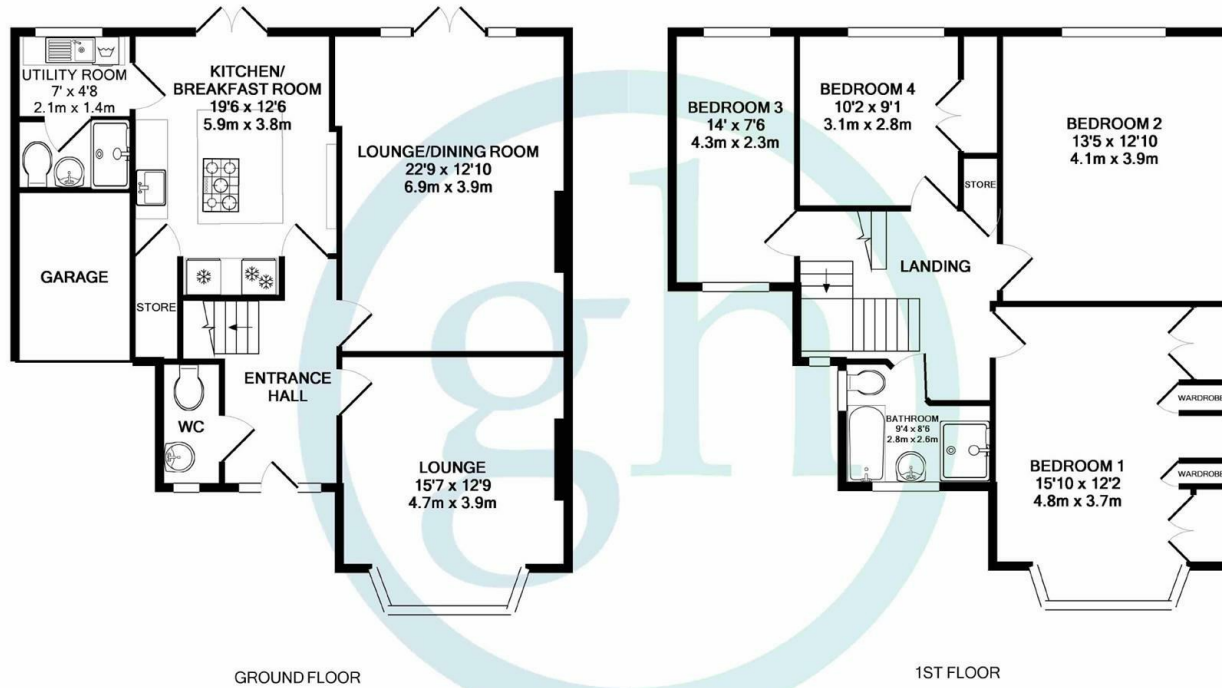
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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