



North Drive, Ruislip, HA4 8HA



NO UPPER CHAIN. A truly stunning detached family home which has been vastly improved over the last few years. Meticulously designed and constructed to perfection this outstanding home briefly comprises: Generous front reception room, large kitchen/breakfast room fitted to a high specification opening to a beautiful sitting room with gas log burner, spacious master bedroom with en suite bathroom and walk in fitted wardrobe, four further good size bedrooms and a family bathroom. This beautiful homey benefits from: under floor heating, double glazing, downstairs cloakroom, large rear garden, double length garage via own carriage driveway and potential to extend further subject to the usual planning constraints . There are so many more benefits to this property that an internal inspection is a must. Being conveniently placed just off Ruislip High Street the house offers a most convenient lifestyle being within walking distance of multiple shopping facilities to include Waitrose Supermarket, Co-Op, Tesco Express, restaurants and numerous pizza outlets and coffee bars. There are excellent transport links to include the Metropolitan/Piccadilly line station offering swift and regular connections to Baker Street and West Ruislip Station is also within easy walking distance (Central and Chiltern Line - 15 minutes to Marylebone). Also close by are the ever popular Ruislip Woods and Ruislip Lido.



ENTRANCE HALL

Front aspect door, front aspect double glazed window, engineered oak herringbone parquet flooring, decorative coved ceiling, built in cupboard, cupboard housing meters, under floor heating, doors to:

LIVING ROOM

Front aspect double glazed window, picture rail, engineered oak herringbone parquet flooring, under floor heating.

SITTING ROOM

Engineered oak herringbone parquet wood flooring, built in cupboards, gas log burner, decorative coved ceiling, down lighting, under floor heating, open planned with:

KITCHEN/BREAKFAST ROOM

Two rear aspect double glazed sliding doors, side aspect double glazed window, engineered oak herringbone parquet wood flooring, down lighting, under floor heating, large walk-in larder, a range of bespoke solid wood base and eye level units, Bianco Eclipse quartzite worktops, double inset sink with customised smoked bronze Quooker Flex Tap, breakfast island with inbuilt USB plug sockets, a range of integral 'Neff' appliances including: conventional 'slide and hide' oven, steam 'slide and hide' oven, high power microwave oven, six ring gas hob with extractor hood. Integral dishwasher, in-cupboard waste, recycling and food bins, space for larder style double fridge freezer.

UTILITY ROOM

Side aspect double glazed window, tiled flooring, under floor heating, a range of base and eye level units, stainless steel sink, space for washing machine, space for dryer.

DOWNSTAIRS WC

Front aspect double glazed frosted window, down lighting, part tiled walls, under floor heating, low level wc, stone resin wall mounted wash hand basin, built in cupboards, cement Ca Pietra tiled flooring, sanitaryware from Bagno Design.

LANDING

Front aspect double glazed window, coved ceiling, radiator, hatch to loft space (mostly boarded, ladder, insulated, light), airing cupboard.

MASTER BEDROOM

Dual aspect double glazed window, coved ceiling, radiator, walk in wardrobe, door to:

EN SUITE

Tiled floor, part tiled walls, down lighting, large shower cubicle with rainfall shower head and hand shower attachment, vanity unit incorporating wash hand basin, low level wc with concealed cistern, heated towel rail, sanitaryware from Bagno Design.

BEDROOM TWO

Rear aspect double glazed window, coved ceiling, tall radiator.

BEDROOM THREE

Front aspect double glazed window, coved ceiling, radiator.

BEDROOM FOUR

Side aspect double glazed window, coved ceiling, radiator.

BEDROOM FIVE

Side aspect double glazed window, radiator.

BATHROOM

Front aspect double glazed window, down lighting, heated towel rail, low level wc, vanity unit incorporating wash hand basin, panel enclosed bath.

GARAGE

Up and over door, rear aspect door, rear aspect window, power and light.

GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, dusk to dawn wall lights, movement sensor flood lights, side access.

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

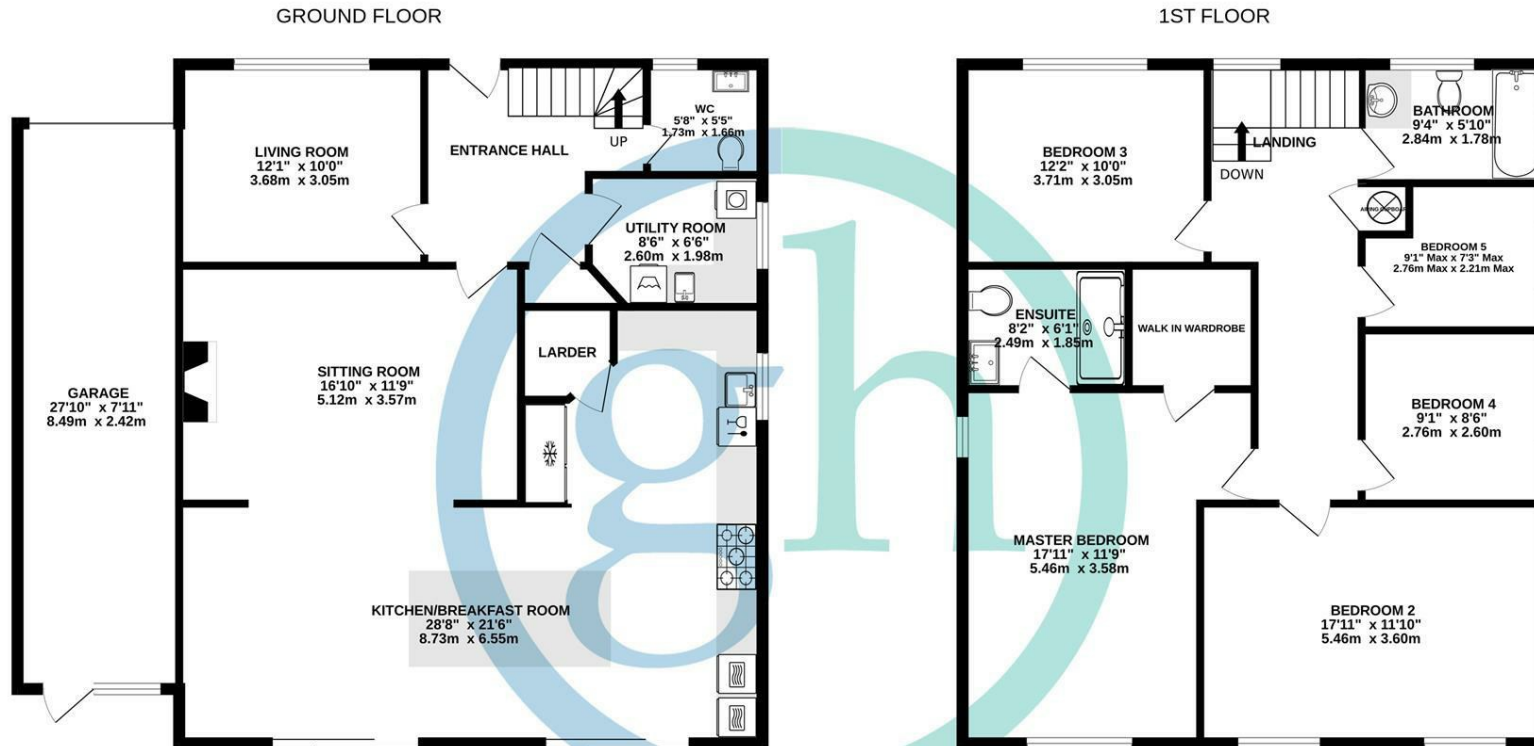
Ruislip (0.3 miles) - Metropolitan/Piccadilly lines.

Ruislip Manor (0.4 miles) - Metropolitan/Piccadilly lines.

West Ruislip (0.7 miles) - Central line/Chiltern Railways.







TOTAL FLOOR AREA : 2320sq.ft. (215.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(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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