



Pinn Way, Ruislip, HA4 7QN



NO UPPER CHAIN. Situated in this premier road just a short stroll away from Ruislip's bustling High Street and overlooking the Celadine route, is this deceptively spacious four bedroom semi-detached home. Coming to the market with ample potential to extend subject to the usual planning constraints this property briefly comprises: Four good size bedrooms, living room, dining room, kitchen/breakfast room and bathroom with separate wc. The property benefits include: spacious entrance hallway, large private rear garden, views over green space and garage via own drive. Set in this most sought after location just moments from Ruislip's extensive amenities which offer a good range of local shops, bus routes, restaurants & rail links (Metropolitan and Piccadilly). Schools in the local vicinity include B.W.I. Bishop Ramsey, Haydon, Warrender and the property is also within easy reach of Kings College playing fields, Pinn Fields, & Park Woods.





### ENTRANCE HALL

Front aspect door, side aspect stained glass window, coved ceiling, double radiator, storage cupboard, stairs to first floor landing, under stair storage cupboard, doors to:

### LIVING ROOM

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

### DINING ROOM

Rear aspect double glazed sliding door to rear garden, double radiator, coved ceiling.

### KITCHEN/BREAKFAST ROOM

Dual aspect double glazed windows, side aspect double glazed frosted door to rear garden, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, integrated

oven with four gas hob rings and extractor hood, space for washing machine and fridge freezer, wall mounted boiler, double radiator.

### FIRST FLOOR LANDING

Side aspect stained glass window, storage cupboard housing tank, hatch to loft space, doors to:

### BEDROOM ONE

Front aspect double glazed leaded light bay window, fitted wardrobes, double radiator.

### BEDROOM TWO

Rear aspect window, fitted wardrobes, radiator.

### BEDROOM THREE

Front aspect double glazed leaded light window, double radiator.

### BEDROOM FOUR

Rear aspect double glazed window, radiator.

### BATHROOM

Side aspect double glazed frosted window, tiled walls, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, double radiator.

### SEPARATE WC

Side aspect double glazed frosted window, part tiled walls, low level wc.

### FRONT

Off street parking for multiple vehicles.

### REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, side access, garden shed x 1.

### GARAGE

Up and over door, side aspect frosted window, power and lighting.

### 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 (0.5 Miles) -  
Metropolitan/Piccadilly  
Ruislip Manor (0.7 Miles) -  
Metropolitan/Piccadilly  
West Ruislip (0.9 Miles) -  
Central/Chiltern Railways



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

[sales@gibsonhoney.co.uk](mailto:sales@gibsonhoney.co.uk)

[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)



