



Park Avenue, Ruislip, HA4 7UR



**\*NO UPPER CHAIN\*** A rare opportunity has arisen to purchase this impeccably refurbished & extended chalet style bungalow on the favourable North Side of Ruislip. Set on this ever popular road, this versatile residence briefly comprises: a large and welcoming entrance hall, spacious living/dining area incorporating a bespoke solid wood staircase, large fitted kitchen/breakfast room boasting a range of integral appliances, impressive 38ft wide conservatory, study, five double bedrooms, two with en suite and two modern bathroom suites. The many benefits include: separate utility area running from the front of the property to the rear incorporating a shower, beautifully landscaped rear garden with 'outbuilding', garage via own drive, off street parking for multiple vehicles, gas central heating and double glazing. This superb home is ideally set for Ruislip's extensive High Street which offers a good range of local shops, bus routes, restaurants and rail links (Metropolitan/Piccadilly). Also close by are the ever popular Ruislip Woods and Ruislip Lido. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



## ENTRANCE HALL

Front aspect stained glass leaded light windows, entrance door, ceramic tiled flooring, radiator, downlighting, coved ceiling, leading to:

## LIVING/DINING ROOM

Rear aspect double glazed sliding doors to conservatory, ceramic tiled flooring, coved ceiling, downlighting, stairs to first floor landing, under stair storage cupboard, feature electric fireplace, double doors to:

## STUDY

Skylight, ceramic tiled flooring, radiator.

## KITCHEN/BREAKFAST ROOM

Ceramic tiled flooring, tiled walls, coved ceiling, downlighting, breakfast bar, a range of base and eye level units integrated appliances including: oven, microwave, induction hob and dishwasher, door to utility room, rear aspect double glazed sliding door to:

## CONSERVATORY

Rear aspect double glazed windows with automatic blind attachment, rear aspect double glazed double doors to rear garden, ceramic tiled flooring, radiator x 2.

## SECOND ENTRANCE HALL

Front aspect double glazed frosted door, ceramic tiled flooring, tiled walls, radiator, door to:

## UTILITY ROOM

Rear aspect double glazed frosted door to conservatory, ceramic tiled flooring, tiled walls, radiator, space for washing machine and fridge freezer, cupboard housing boiler, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin.

## HALLWAY

Ceramic tiled flooring, cupboard housing meters, coved ceiling, downlighting, doors to:

## SHOWER ROOM

Side aspect double glazed leaded light window, tiled flooring, tiled walls, downlighting, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, bidet, heated towel rail.

## BEDROOM FOUR

Front aspect double glazed leaded light window, ceramic tiled flooring, coved ceiling, built in wardrobes, radiator.

## BEDROOM FIVE

Front aspect double glazed leaded light window, ceramic tiled flooring, coved ceiling, built in wardrobes, radiator.

## FIRST FLOOR LANDING

Skylight, wooden flooring, doors to:

## BEDROOM ONE

Rear aspect double glazed leaded light window, wooden flooring, radiator, downlighting, storage cupboard, built in wardrobes, door to:

## ENSUITE

Side aspect double glazed frosted leaded light window, tiled flooring, tiled walls, downlighting, shower cubicle with shower attachment and mixer taps, pedestal wash hand basin, low level wc.

## BEDROOM TWO

Front aspect double glazed leaded light window, wooden flooring, downlighting, storage cupboard, built in wardrobe, hatch to loft space, door to:

## ENSUITE

Side aspect double glazed frosted leaded light window, tiled flooring, tiled walls, downlighting, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

## BEDROOM THREE

Dual aspect double glazed leaded light windows, wooden flooring, downlighting, built in wardrobe, radiator.

## FAMILY BATHROOM

Side aspect double glazed frosted leaded light window, ceramic tiled flooring, tiled walls, downlighting, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, bidet, heated towel rail.

## GARAGE

Up and over door, ceramic tiled flooring, power and lighting.

## FRONT

Gated drive way with parking for multiple vehicles.

## REAR GARDEN

Mainly laid to patio, astro turfed lawn, double glazed sliding door to:

## OUTBUILDING

Ceramic tiled flooring, wall mounted radiator, wall mounted boiler, downlighting, base and eye level unit.

## COUNCIL TAX

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

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

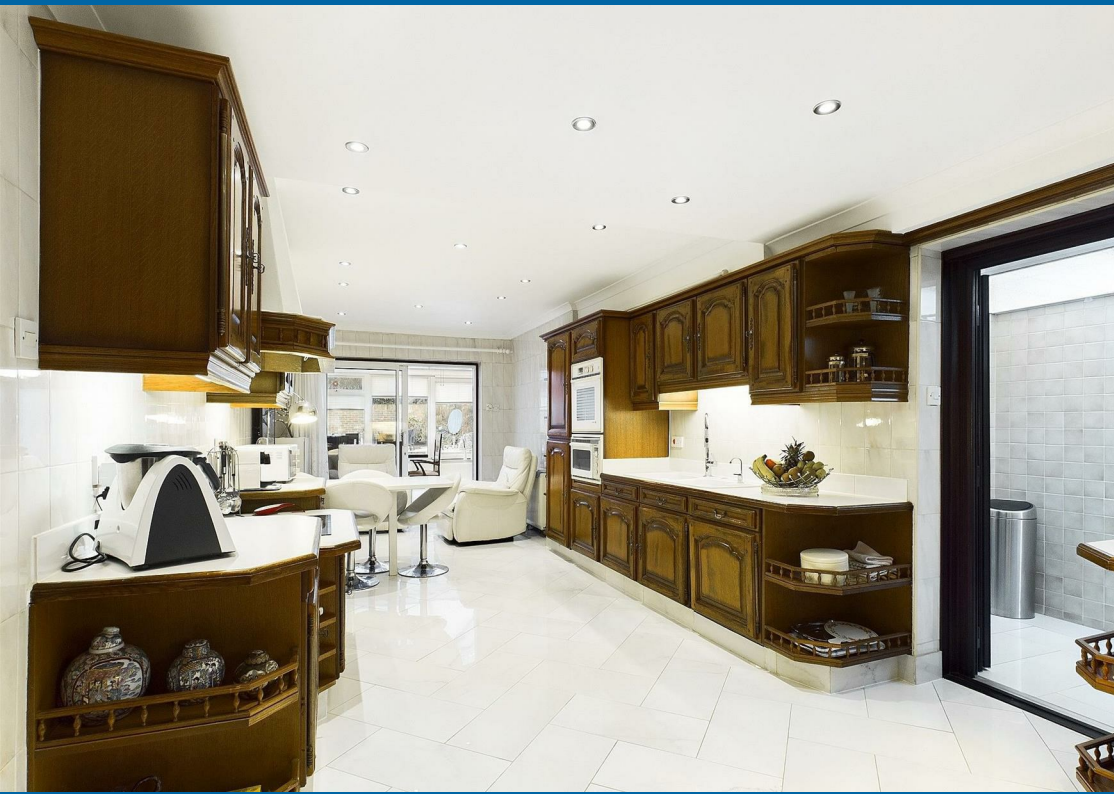
## DISTANCE TO STATIONS

Ruislip Manor (0.7 Miles) - Metropolitan and Piccadilly  
Eastcote (0.9 Miles) - Metropolitan and Piccadilly



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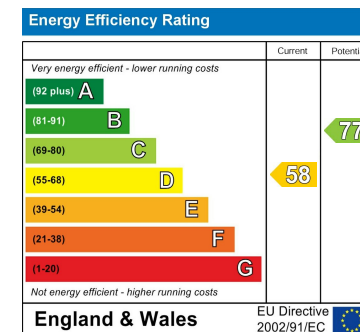












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