



Howletts Lane, Ruislip, HA4 7RS
£1,000,000



A STUNNING DETACHED SIX bedroom bungalow set on this premier road in Ruislip. This well proportioned property briefly comprises: SIX DOUBLE bedrooms, THREE modern bathroom suites, large 24ft living room, spacious kitchen and off street parking for several cars. The property benefits include : Double glazing, gas central heating, landscaped rear garden, office room which could easily be used as another bedroom and many other features. An internal inspection is thoroughly recommended to appreciate the size and quality on offer. This property is set in the heart of North Ruislip approximately three quarters of a mile from Ruislip's extensive amenities which offers a good range of local shops, bus routes, restaurants & rail links (Met & Piccadilly - Ruislip) (Central Line & overground - West Ruislip). Schools in the local vicinity include WhiteHeath School, B.W.I., Bishop Ramsey, Haydon, Warrender and the property is also within easy reach of Kings College playing fields, Pinn Fields, Park woods & St Martins Church.



ENTRANCE HALL

Front aspect door, storage cupboard, radiator x 2, solid wooden flooring, stairs to first floor landing, coved ceiling, down lighting, under stairs cupboard, doors to:

LIVING/DINING ROOM

Rear aspect double glazed bay window, rear aspect double glazed French doors to rear garden, coved ceiling, down lighting, radiator x 2.

OFFICE

Side aspect double glazed window, radiator, coved ceiling, down lighting.

KITCHEN

Rear aspect double glazed window, range of base and eye level units with granite worksurfaces and inset butler sink, coved ceiling, down lighting, range oven with extractor hood over, space for American style fridge freezer, integrated dishwasher, space for further appliances, side aspect door.

ANNEX/BEDROOM SIX

Front aspect double glazed leaded light window, radiator, coved ceiling, down lighting, door to:

EN SUITE

Side aspect double glazed frosted window, low level wc, stand in shower cubicle, heated towel rail, pedestal wash hand basin, down lighting.

BEDROOM FOUR

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

BEDROOM FIVE

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

BATHROOM

Side aspect double glazed frosted window, down lighting, panel enclosed bath with mixer taps and hand shower attachment, wall mounted shower, radiator, pedestal wash hand basin, low level wc.

LANDING

Skylight, down lighting, radiator, doors to:

BEDROOM ONE

Rear aspect double glazed windows, radiator x 2, down lighting, door to:

JACK AND JILL BATHROOM

Skylight, down lighting, walk in shower cubicle, radiator, pedestal wash hand basin, low level wc.

BEDROOM TWO

Rear aspect double glazed window, radiator, built in wardrobes, down lighting.

BEDROOM THREE

Skylights, cupboard to eaves, radiator, down lighting.

LARGE STORAGE ROOM

Housing boiler

FRONT

Block paved off street parking for numerous vehicles.

REAR GARDEN

Panel enclosed fence, patio area, mainly laid to lawn, garden shed x 2.

COUNCIL TAX

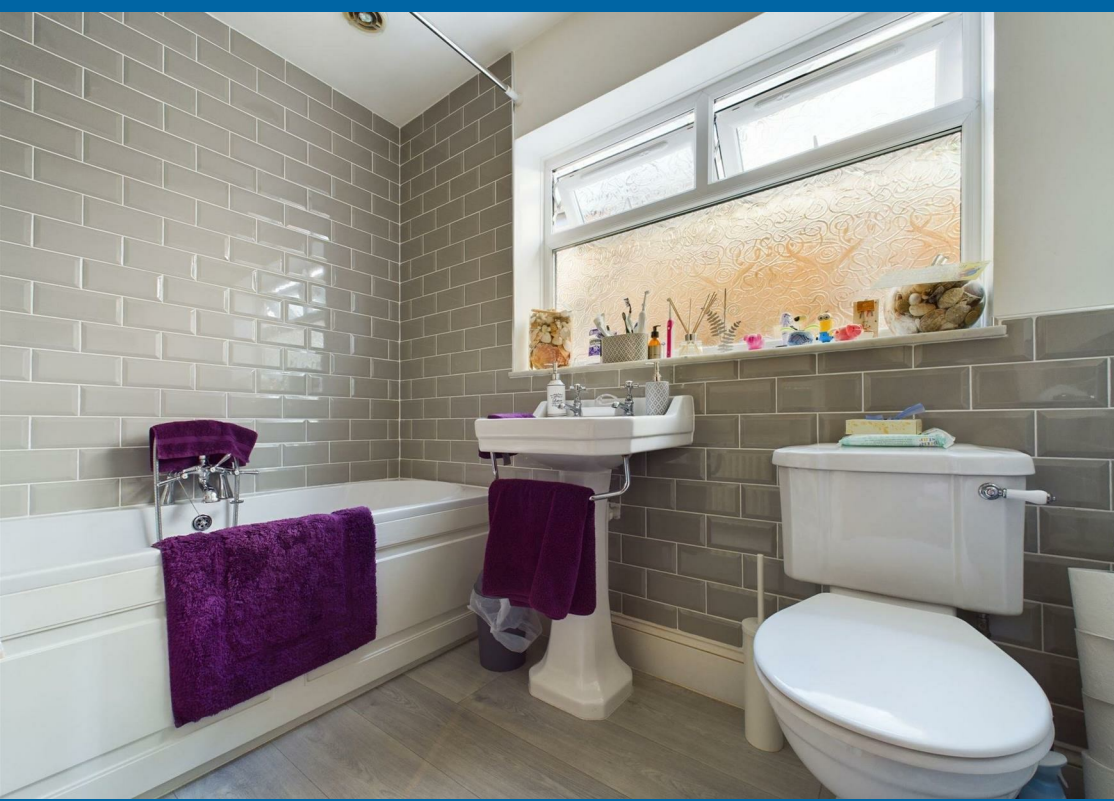
London Borough of Hillingdon - Band F - £2,692.30

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

DISTANCE TO STATIONS

West Ruislip (1.3 Miles) - Central/Chiltern Railways

Ruislip (1.4 Miles) - Metropolitan/Piccadilly







Floor 0



Floor 1

Approximate total area⁽¹⁾

2289.91 ft²

Reduced headroom

123.76 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(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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92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk