



Westholme Gardens, Ruislip, HA4 8QJ



NO UPPER CHAIN. An exceptional detached home situated in a superb location coming to the market for the first time since 1967. This well presented family home has potential to extend further subject to the usual planning constraints and briefly comprises: Four good size bedrooms, through lounge/diner, spacious fitted kitchen, great size bathroom suite with both shower cubicle and bath tub and a downstairs cloakroom. The property also benefits from a large rear garden, garage and off street parking. This property is ideally situated for Ruislip & Ruislip Manor's extensive high streets which offer a good range of local shops, restaurants, bus routes and rail links (Metropolitan and Piccadilly). It is also in the catchment area for a selection of highly regarded schools such as Bishop Ramsey and Warrender. For the motorist, the A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.





### ENTRANCE HALL

Front aspect double glazed stained glass windows, front aspect double glazed stained glass entrance door, stairs to first floor landing, under stair storage cupboard, doors to:

### THROUGH LOUNGE/DINER

Front aspect double glazed leaded light stained glass window, solid oak wooden flooring, coved ceiling, radiator x 2, rear aspect double glazed leaded light door to rear garden.

### KITCHEN

Rear aspect leaded light window, rear aspect double glazed leaded light door to rear garden, tiled flooring, part tiled walls, a range of base and eye level units, cupboard housing boiler, four gas hob rings with extractor hood, integrated oven, radiator, space for appliances including: fridge freezer, dishwasher and washing machine.

### DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, tiled flooring, part tiled

walls, coved ceiling, downlighting, low level wc, pedestal wash hand basin, radiator.

### FIRST FLOOR LANDING

Hatch to loft space, doors to:

### BEDROOM ONE

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

### BEDROOM TWO

Rear aspect double glazed window, laminate effect flooring, coved ceiling, radiator, built in wardrobes.

### BEDROOM THREE

Front aspect double glazed leaded light windows, rear aspect double glazed windows, coved ceiling, radiator x 2, built in wardrobes.

### BEDROOM FOUR

Front aspect double glazed leaded light windows, laminate effect flooring, radiator.

### BATHROOM

Dual aspect double glazed frosted windows, tiled flooring, tiled walls, stand in shower cubicle with power shower attachment, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc, heated towel rail.

### FRONT

Off street parking for multiple vehicles.

### REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, garden shed, side access x 2.

### GARAGE

Up and over door, power and lighting, housing meters.

### 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 Manor (0.2 Miles) -  
Metropolitan/Piccadilly  
Ruislip (0.6 Miles) -  
Metropolitan/Piccadilly  
Eastcote (0.7 Miles) -  
Metropolitan/Piccadilly



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