



Hawthorne Avenue, Ruislip, HA4 8SR

NO UPPER CHAIN. Located in this popular location, this four bedroom home offers an expansive 1443 square feet of living space. On the ground floor, the property features a warming dining room complete with bay window, a spacious living room to the rear, a utility room and a downstairs cloakroom. The journey continues to the first floor that houses three good size bedrooms, fourth bedroom which is currently used as a kitchen and family bathroom complete with a separate wc. The property also benefits a sizeable rear garden, garage via own drive and off street parking. This property is situated within walking distance of Eastcote's High street which offers a good range of local shops, bus routes, restaurants and rail links (Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also convenient for a number of local schools including Newnham, Bishop Ramsey, Warrender and Haydon.



ENTRANCE HALL

Front aspect door, radiator, doors to;

DINING ROOM

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

LIVING ROOM

Rear aspect double glazed window, rear aspect double glazed door to rear garden, electric heater, door to;

UTILITY ROOM

Rear aspect double glazed window, side aspect double glazed door to rear garden, stainless steel sink with drainer, wall mounted boiler, tiled flooring, tiled walls, doors to;

DOWNSTAIRS CLOAKROOM

Tiled flooring, low level w/c, wash hand basin.

GARAGE

Up and over door, electric socket and ceiling light.

FIRST FLOOR LANDING

Hatch to loft space, doors to;

MASTER BEDROOM/LIVING AREA

Front aspect double glazed bay window, front aspect double glazed window, radiator, fitted storage.

BEDROOM TWO

Rear aspect double glazed window, radiator, fitted wardrobe.

BEDROOM THREE

Front aspect double glazed window, side aspect double glazed frosted window, radiator.

BATHROOM

Rear aspect double glazed frosted window, part tiled walls, stand in shower cubicle, wash hand basin with vanity unit, towel rail heater, cupboard housing water tank.

W/C

Side aspect double glazed frosted windows, low level w/c, wash hand basin.

KITCHEN

Rear aspect double glazed window, radiator, a range of base

and eye level units, integrated double oven, electric stove with four hob rings, stainless steel sink and drainer, space for washing machine and dryer, fridge freezer.

GARDEN

Mainly laid to lawn, patio area, brick built storage, wooden shed.

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

Eastcote (0.5 Miles) - Metropolitan/Piccadilly
Ruislip Manor (0.8 Miles) - Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk

