



Hill Rise, Ruislip, HA4 7JN

Gibson Honey are delighted to present this beautifully refurbished detached bungalow. This stunning home briefly comprises: Welcoming entrance hall, four good size bedrooms, spacious living area open planned with a bright kitchen and two modern bathroom suites. The property benefits include: outbuilding, triple glazing, external wall insulation, underfloor heating throughout the downstairs and resin driveway. An internal viewing is highly recommended for this beautiful home. Situated in one of the area's most popular roads located in the heart of North Ruislip. This property is just moments from the area's shopping and transport links (Metropolitan/Piccadilly/Central & Chiltern Lines). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also ideally located within the catchment areas of the local highly regarded schools and is just a short stroll to the local parks.



ENTRANCE HALLWAY

Underfloor heating, doors to;

LIVING ROOM

Side aspect triple glazed window, rear aspect triple glazed sliding patio door to rear garden, underfloor heating.

KITCHEN/ DINER

Dual aspect triple glazed frosted windows, rear aspect triple

glazed sliding patio doors to rear garden, tiled flooring, a range of base and eye level units, belling oven unit with eight gas hob rings, extractor fan, sink and drainer unit, integrated fridge/ freezer, dishwasher, space for washing machine.

BEDROOM THREE

Front aspect triple glazed bay window, underfloor heating.

BEDROOM FOUR/ STUDY

Front aspect triple glazed window, underfloor heating.

DOWNSTAIRS BATHROOM OUTBUILDING

Side aspect triple glazed frosted window, tiled flooring, part tiled walls, shower cubicle, downlighting, low level w/c, wash hand basin, underflooring heating, cupboard housing boiler, water softener and mega flow tank.

Front aspect double glazed windows, fully insulated, downlighting, separate storage area with own access point.

COUNCIL TAX

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

FIRST FLOOR LANDING

Doors to;

MASTER BEDROOM

Rear aspect triple glazed window, Velux triple glazed window, radiator, storage in the eaves.

BEDROOM TWO

Front aspect triple glazed window, Velux triple glazed window, radiator, storage in eaves.

BATHROOM

Side aspect triple glazed frosted window, fully tiled walls and flooring, downlighting, double wash hand basin with vanity unit, walk in shower, bathtub with shower attachment, heated towel rail.

GARDEN

Mainly laid to lawn, resin patio area covered by metal pergola, wooden shed, outbuilding, side access.

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

DISTANCE TO STATIONS

West Ruislip (0.5 Miles) -
Central/Chiltern Railways
Ruislip (1 Miles) -
Metropolitan/Piccadilly



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