



Breakspear Road, Ruislip, HA4 7QZ

Nestled on the ever-popular Breakspear Road in Ruislip, this beautifully presented three-bedroom semi-detached home offers a perfect blend of character, space, and future potential to extend subject to the usual planning constraints. Boasting a loft conversion, two bathrooms, a driveway, and a versatile outbuilding, this property is ideal for growing families or buyers seeking flexible living arrangements. Upon entering, you're greeted by a bright and welcoming hallway leading to a generously sized lounge and then a well-appointed fitted kitchen, open to a dining area looking out onto the rear garden. On the first floor, there is an expansive landing hosting two double bedrooms and a modern family bathroom. The impressive loft conversion adds a stylish master suite complete with a contemporary ensuite shower room, creating a peaceful retreat away from the main living areas.

Externally, the property benefits from a private driveway providing ample off-street parking and a substantial outbuilding, ideal as a home office, gym, or additional storage. The spacious rear garden also offers scope for a rear extension (STPP), allowing new owners to further expand the living space to suit their needs. This freehold home is conveniently located for Whiteheath School (infant and junior), the Lido and Ruislip's extensive High Street which offers a good range of local shops, bus routes, restaurants and rail links (Metropolitan/Piccadilly). The A40, M40 and M25 are within striking distance offering swift and easy access to both Central London and the Home Counties. We recommend an internal inspection to take advantage of this opportunity to purchase this individual home in Ruislip.



ENTRANCE PORCH

Front aspect double glazed frosted entrance door, front aspect double glazed frosted window, down lighting, laminate effect flooring, leading to:

HALLWAY

Down lighting, laminate effect flooring, radiator, door to:

LIVING ROOM

Front aspect double glazed leaded light window, coved ceiling, laminate effect flooring, radiator, under stair storage cupboard, leading to:

DINING AREA

Rear aspect double glazed door to garden, rear aspect double glazed window, side aspect double glazed frosted window, down lighting, laminate effect flooring, radiator, leading to:

KITCHEN

Rear aspect double glazed window, down lighting, laminate effect flooring, a range of base and eye level units, inset sink with drainer, a range of integrated appliances including: fridge freezer, dishwasher, microwave, oven and four gas hob rings with extractor hood.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, front aspect double glazed leaded light window, down lighting, radiator, stairs to second floor landing, doors to:

BEDROOM TWO

Rear aspect double glazed window, radiator

BEDROOM THREE

Front aspect double glazed leaded light window, down lighting, radiator, fitted cupboards

BATHROOM

Rear aspect double glazed frosted window, down lighting, part tiled walls, tiled flooring, radiator, panel enclosed bath with mixer taps and rainfall shower attachment, vanity enclosed wash hand basin, low level wc.

SECOND FLOOR LANDING

Side aspect double glazed frosted window, skylight, down lights, door to:

BEDROOM ONE

Rear aspect double glazed window, skylight x 2, radiator, eaves storage, door to:

ENSUITE

Rear aspect double glazed frosted window, tiled flooring, tiled walls, shower cubicle with shower attachment and mixer taps with rainfall shower attached, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

FRONT

Off street parking.

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, garden shed x 1, side access, door to:

OUTBUILDING

Side aspect double glazed windows, base and eye level units, stainless steel sink with drainer, space for washing machine and dryer, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,952.38

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

DISTANCE TO STATIONS

West Ruislip (0.8Miles) - Central/Chiltern Railways
Ruislip (approx 1.2 Miles) - Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

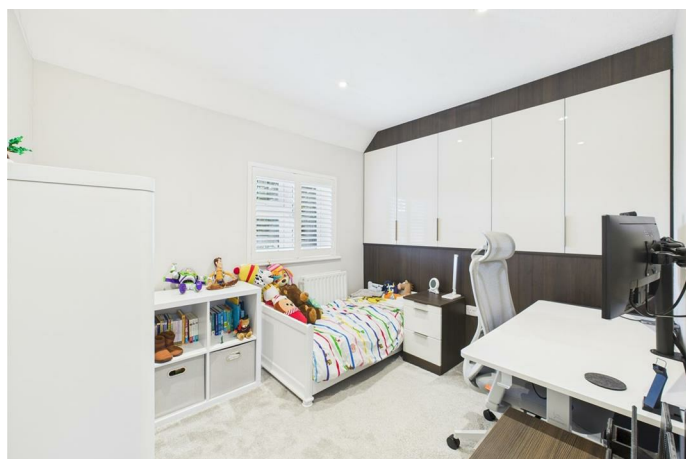
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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