



Hawthorne Avenue Ruislip HA4 8SR



75 Hawthorne Avenue, Ruislip, HA4 8SR

£685,000

NO UPPER CHAIN. We are pleased to present to the market this semi-detached home. In need of some modernisation the property briefly comprises: Three good size bedrooms, through lounge providing a spacious living and dining areas, fitted kitchen, bathroom with separate wc and spacious entrance hallway. The property benefits include: double glazing, gas central heating, good size rear garden, double length garage, off street parking and plenty of potential to extend subject to the usual planning constraints. 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

Stairs to first floor landing, radiator, side aspect double glazed window

#### LIVING ROOM

Front aspect double glazed window, electric fireplace, radiator, picture rail, cove ceiling

#### DINING ROOM

Rear aspect patio doors, radiator, picture rail

#### KITCHEN

Rear aspect double glazed window, side aspect door to garden, side aspect window, space for cooker, washing machine, fridge freezer and washing machine

#### LANDING

Side aspect double glazed window, Loft access, picture rail

#### BEDROOM ONE

Front aspect double glazed window, two built in cupboards, radiator, picture rail

#### BEDROOM TWO

Rear aspect double glazed window, built cupboard, picture rail, radiator

#### BEDROOM THREE

Front aspect double glazed window, radiator, built in cupboard, picture rail

#### SEPERATE WC

Side aspect double glazed window, low level WC

#### BATHROOM

Rear aspect double glazed window, airing cupboard, shower cubicle, part tiled walls, airing cupboard housing boiler, heated towel radiator, pedestal wash hand basin

#### FRONT GARDEN

This low-maintenance, paved front garden features off-street parking and a direct driveway access to the garage

#### REAR GARDEN

Tranquil patio nestled among vibrant flowers and shrubs, ideal for al fresco dining in the balmy summer months. A charming shed stores gardening essentials. Side access ensures smooth driveway access

#### COUNCIL TAX

London Borough of Hillingdon - Band E - £2,151.66

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

#### DISTANCE TO STATIONS

Eastcote (0.5 Miles) - Metropolitan/Piccadilly

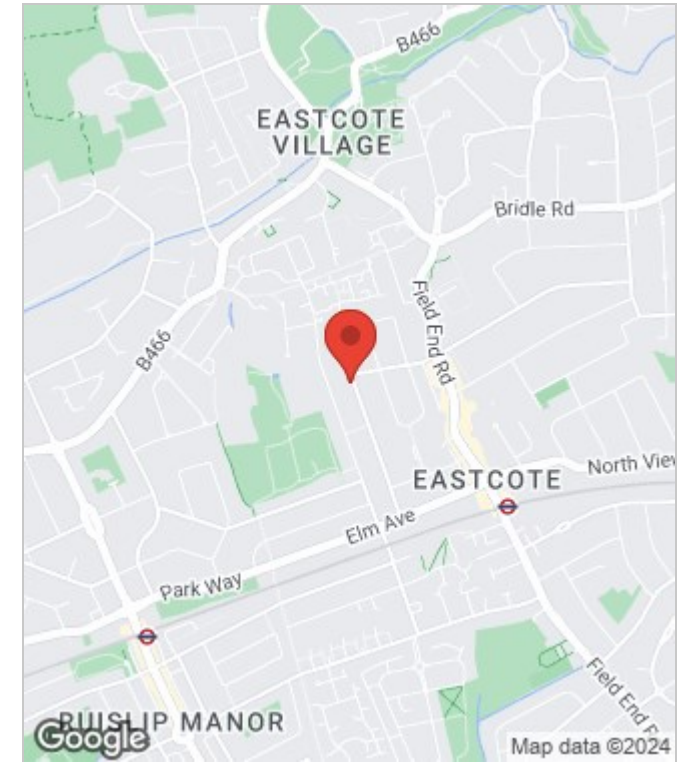
Ruislip Manor (0.7 Miles) - Metropolitan/Piccadilly



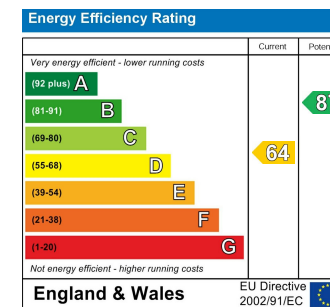
## Floor Plans



## Area Map



## Energy Performance Graph



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