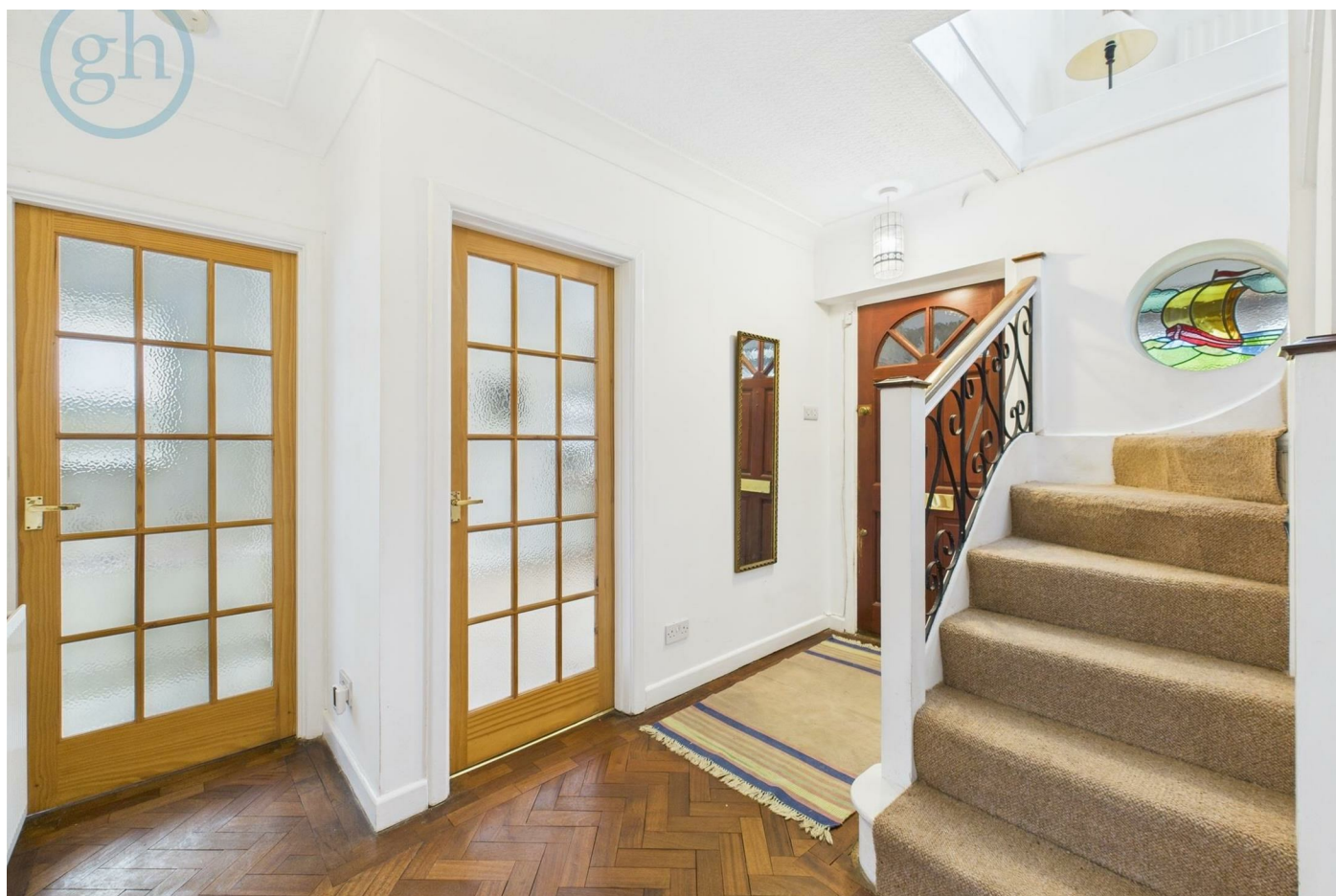




Park Way, Ruislip, HA4 8NU



NO UPPER CHAIN. Gibson Honey are delighted to present to the market this detached residence set on this large plot measuring approx 0.2 acres (0.09 Ha) with plenty of potential for extension subject to the usual planning constraints . This most sought after style of property has been lovingly looked after by the present owners and briefly comprises: Spacious living room leading through to the dining room, kitchen, 22' Master bedroom with en suite bathroom, three further double bedrooms and family bathroom. The property benefits include: Entrance porch, welcoming entrance hall, a full width conservatory to the rear, downstairs bathroom, double length play room via own drive, a generous sweeping driveway with parking for multiple vehicles and a vast beautifully maintained front garden along with the generous rear garden. This property is ideally situated for Ruislip, Eastcote & 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 PORCH

Front aspect entrance door, front aspect double glazed leaded light frosted window, stained glass window, tiled flooring, enclosed gas meter, door to:

## ENTRANCE HALL

Parquet flooring, radiator, coved ceiling, stairs to first floor landing, under stair storage cupboard housing electric meter, doors to:

## LIVING ROOM

Front aspect double glazed leaded light bay windows, dual aspect double glazed leaded light windows, parquet flooring, coved ceiling, fireplace, radiator, leading to:

## DINING ROOM

Side aspect double glazed leaded light windows, fireplace, coved ceiling, radiator, double doors to conservatory.

## KITCHEN

Rear aspect windows, tiled flooring, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, space for appliances including: oven with four gas hob rings, washing machine, fridge and freezer. Door to:

## CONSERVATORY

Dual aspect double glazed windows, tiled flooring, a range of base and eye level units, stainless steel sink with mixer taps, radiator x 2, cupboard housing boiler, double doors to rear garden.

## BEDROOM FOUR/STUDY

Front aspect double glazed leaded light bay window, side aspect double glazed leaded light window, coved ceiling, radiator.

## DOWNSTAIRS BATHROOM

Side aspect double glazed frosted window, tiled flooring, part tiled walls, coved ceiling, panel enclosed bath with mixer taps, shower cubicle with shower attachment and mixer taps, pedestal wash hand basin, low level wc, radiator.

## FIRST FLOOR LANDING

Front aspect double glazed leaded light window, radiator, hatch to loft space, doors to:

## BEDROOM ONE

Dual aspect double glazed leaded light windows, rear aspect double glazed windows, radiator x 2, cupboard housing tank, door to:

## ENSUITE

Rear aspect double glazed frosted window, tiled flooring, part tiled walls, shower cubicle with power shower attachment, pedestal wash hand basin, low level wc, radiator.

## BEDROOM TWO

Front aspect double glazed leaded light window, radiator.

## BEDROOM THREE

Rear aspect double glazed window, radiator.

## BATHROOM

Rear aspect double glazed frosted window, tiled flooring, part tiled walls, shower cubicle with shower attachment and mixer taps, pedestal wash hand basin, low level wc, radiator.

## FRONT GARDEN

Off street parking for multiple vehicles, laid to lawn, split level garden with West morland stone rockeries and York stone walls.

## REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, side access x 2, garden shed x 1, green house x 1, car port.

## PLAY ROOM/UTILITY ROOM

Front aspect double glazed frosted windows, dual aspect double glazed windows, laminate effect flooring, power and lighting.

## 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 (0.1 Miles) - Metropolitan/Piccadilly

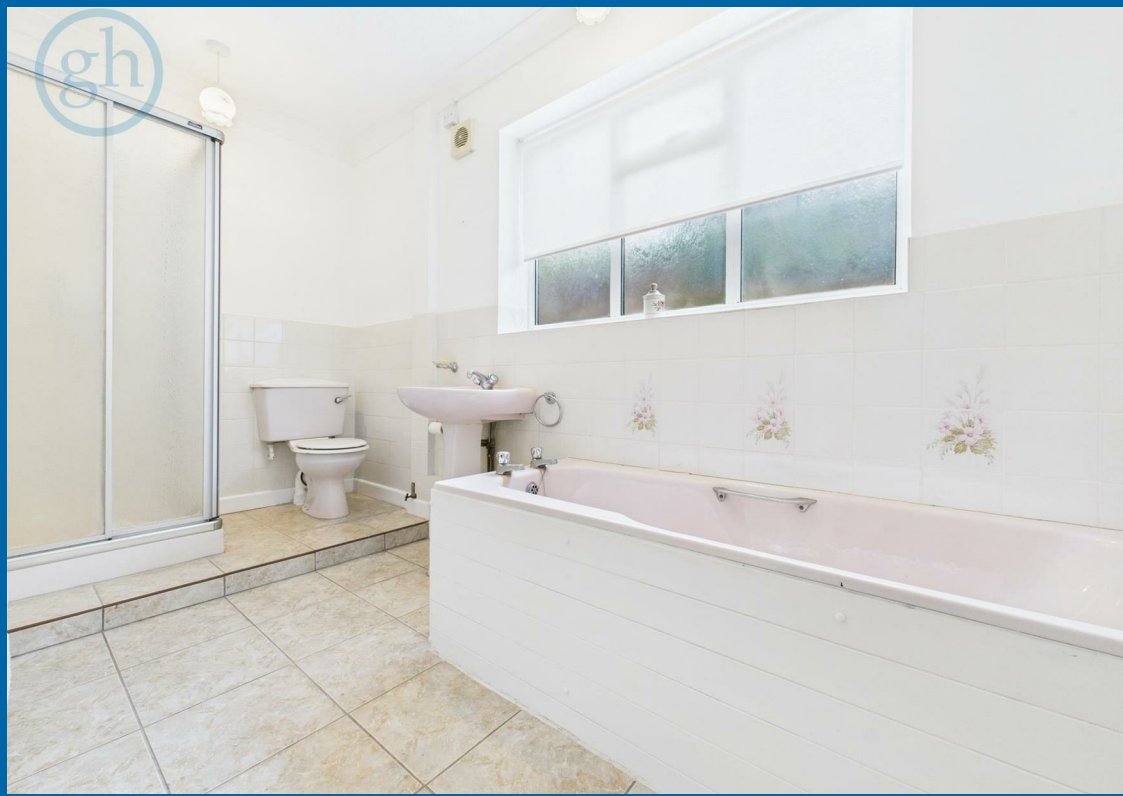
Ruislip (0.5 Miles) - Metropolitan/Piccadilly

Eastcote (0.5 Miles) - Metropolitan/Piccadilly



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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

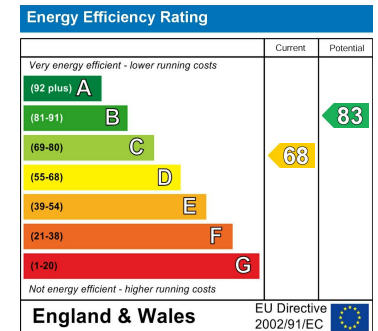
Approximate total area<sup>®</sup>  
1950.08 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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