

Hawtrey Drive

Ruislip • • HA4 8QW
Guide Price: £1,050,000



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Hawtrey Drive

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A well presented four bedroom detached residence located on Hawtrey Drive, which is a quiet tree lined residential road where property rarely comes to the market. It is a short stroll to Ruislip and Ruislip Manors shops, trendy eateries and transport providing direct links to The City and Baker Street while for the motorist the A40/M25 is a short drive away and within the catchment of some highly regarded schools.

DETACHED

FOUR BEDROOMS

LIVING/DINING ROOM

KITCHEN

SOUGHT AFTER LOCATION

FAMILY BATHROOM

SPACIOUS GARDEN

GARAGE

OFF STREET PARKING

1316 SQ FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





SITUATION

Hawtreys Drive is a quiet tree lined residential road that is regarded as one of Ruislip's most sought after locations where property rarely comes to market. It is a 1-2 minute walk to Warrender Park and only a short stroll to Eastcote and Ruislip Manor shops, trendy eateries and transport. Eastcote and Ruislip Manor stations offer direct access to central London and The City via Metropolitan and Piccadilly lines which are within walking distance. The property is ideally located for the motorist with A40 and M25 readily accessible. Heathrow airport is a 20 minute drive away. A number of highly regarded schools are within close proximity including Sacred Heart and Bishop Ramsey along with a number of leisure facilities including Highgrove, David Lloyd and multiple public and private golf courses.

DESCRIPTION

Upon entering the home, there is an entrance hallway with doors leading to all ground floor rooms. To the front, you are greeted with a light-filled dining room which is completed by a feature fireplace. Heading towards the rear of the property is a fitted kitchen/breakfast room and access to the garden. Completing the ground floor, there is an impressive living room alongside views of the garden. Stairs rise to the first floor where a landing provides access to the impressive master bedroom with fitted wardrobes and a separate w.c. It also benefits from a bay window, allowing natural light to flow throughout. Completing the first floor is two further double bedrooms and a single bedroom, currently being used as an office and a spacious family bathroom.

OUTSIDE

To the front there is ample off street parking and a garage. To the rear is mostly laid to lawn with a circular pathway around the garden.



Schools:

Warrender Primary School 0.1 miles
 Coteford Infant School 0.4 miles
 Bishop Ramsey Church of England School 0.2 miles



Train:

Ruislip Manor 0.3 miles
 Ruislip 0.6 miles
 Eastcote 0.7 miles



Car:

M4, A40, M25, M40



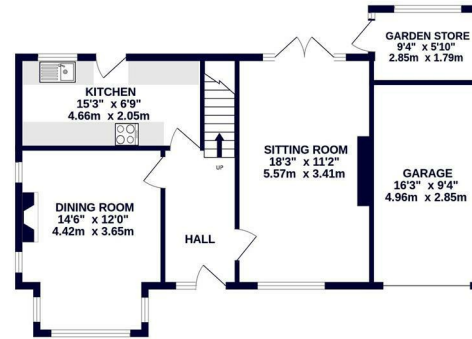
Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 767 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
 549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B+ (83-85)		
B (81-82)		
C+ (78-80)		
C (75-77)		
D (72-74)		
E (69-71)		
F (66-68)		
G (63-65)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.