

# Hill Rise

Ruislip • Middlesex • HA4 7JL  
Asking Price: £900,000



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est 1986



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Discover tranquility and luxury living in this stunning four bedroom chalet bungalow, nestled in a peaceful location. With a serene rear garden that extends seamlessly onto the picturesque Ruislip Golf Course, enjoy the ultimate in relaxation and natural beauty. This meticulously designed home offers a harmonious blend of modern comfort and idyllic surroundings, promising a lifestyle of serenity and sophistication.

Detached Chalet Bungalow

Four bedrooms

Open plan kitchen and dining room

Living room

Three bathrooms

Utility room & study

Beautifully presented throughout

Garden backing onto Ruislip Golf Course

Off street parking

Quiet location

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.







#### Location

This property on Hill Rise is set on a peaceful residential road which ideally backs directly onto Ruislip Golf Course. It is conveniently situated a few moments away from Ruislip High Street where there is a wide range of shops, restaurants and transports links to offer, including Waitrose Supermarket and numerous popular coffee shops. Ruislip Tube Station offers the Metropolitan and Piccadilly lines and is at the end of the High Street whilst West Ruislip station provides the Central and British Rail lines and is also within easy walking distance. For the motorist the A40/M40 and M25 road links offer easy access to London and the Home Counties. For families there are some highly regarded schools nearby including BWI, Whiteheath and Sacred Heart Primary, along with a number of leisure facilities including Ruislip Golf Club, bowls club and Highgrove leisure centre which has a modern gym and swimming pool.

#### Property

Welcome to this stunning four bedroom extended chalet bungalow, nestled in a serene location offering both luxury and practicality. As you step inside, you are greeted by a harmonious blend of space and style. On the right, two generously sized bedrooms await, including a delightful double bedroom featuring an ensuite bathroom, while the adjacent room offers a cozy atmosphere with built-in wardrobes. Towards the rear of the property lies the heart of the home - a spacious open-plan kitchen and dining area, meticulously designed to the highest standards. With sleek finishes, a central island, and ample room for a large dining table, it's an entertainer's dream. Flowing seamlessly from the kitchen is the inviting living room, adorned with expansive bi-folding doors that unveil picturesque views of the lush rear garden, providing a perfect backdrop for relaxation and gatherings. Completing the ground floor is a versatile study with convenient access to the front of the house through sliding patio doors, along with practical utility rooms and a family bathroom. Upstairs, two additional bedrooms, both featuring built-in wardrobes and one with an ensuite bathroom, offer comfort and privacy.

#### Outside

A driveway offers off-street parking to the front, while the expansive rear garden, predominantly laid to lawn, offers a serene backdrop bordering the picturesque Ruislip Golf Course. Experience a lifestyle of tranquility and sophistication in this remarkable residence.





### Schools:

Bishop Winnington-Ingram CofE Primary School 0.3 miles  
Whiteheath Junior School 0.5 miles  
Sacred Heart Catholic Primary School 0.6 miles



### Train:

West Ruislip 0.3 miles  
Ruislip 0.6 miles  
Ickenham 0.9 miles



### Car:

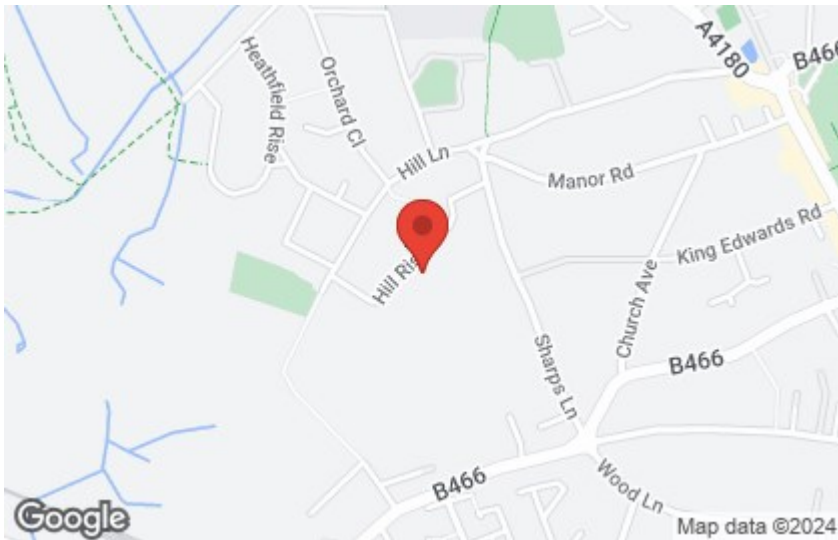
M4, A40, M25, M40



### Council Tax Band:

F

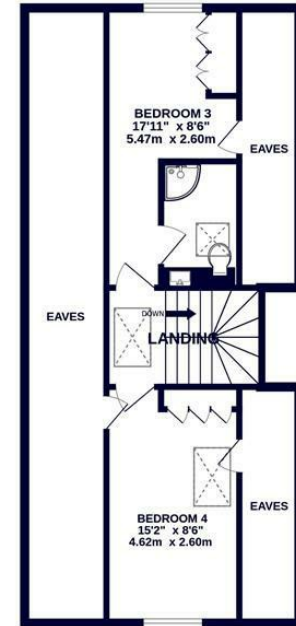
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1207 sq.ft. (112.1 sq.m.) approx.



1ST FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 1881 sq.ft. (174.8 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	Target
Very energy efficient - lower running costs			
A	B		
C	D		
E	F		
G			
Not energy efficient - higher running costs			
England & Wales		63	66
		2022/01/01	2022/01/01

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.