

Hawthorne Avenue

Ruislip • Middlesex • HA4 8SR

Guide Price: £850,000



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est 1986

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This spacious four bedroom semi detached property, featuring versatile living spaces and a well thought out layout, comes to the market with no onward chain. Conveniently located near Eastcote High Street with its array of shops and the nearby tube station, this home offers easy access to amenities and transportation. With its charming front lawn, driveway, integral garage, and a lovely rear garden complete with a patio and storage shed, this property provides an ideal setting for comfortable family living in a sought-after location.

Chain free

Semi detached

Four bedrooms

Living room

Dining room

Kitchen

Family bathroom

Garden

Off street parking

Garage

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.





Property

Welcome to this spacious four bedroom semi detached property offering versatile living space and a thoughtful layout. As you step into the home, the hallway provides a convenient flow to all the ground floor rooms, with stairs ascending to the first floor. The front-facing living room boasts elegance with its large bay window and decorative coving, while the dining room at the rear overlooks the expansive garden and opens out through sliding patio doors. The kitchen, also situated at the rear, features a direct door to the garden and has had its units relocated to what was originally the fourth bedroom upstairs, offering flexibility and convenience. Upstairs, the property continues to impress with four well-proportioned bedrooms, two of which include built-in wardrobes for ample storage. The fourth bedroom has been creatively repurposed as an upstairs kitchen, yet can effortlessly revert to a bedroom if desired. Additionally, the first floor hosts a family bathroom along with a separate WC, catering perfectly to family needs

Outside

The front of the home presents a charming lawn and a driveway for off street parking leading to an integral garage. The rear garden provides a delightful retreat, featuring a patio area, extensive lawns surrounded by greenery, and a practical brick-built storage shed and a wooden shed at the end of the garden. This property epitomizes comfortable family living with generous space both indoors and outdoors.

Location

Hawthorne Avenue is conveniently located, this property offers excellent transport links, just a four-minute walk to Eastcote Tube station, serving the Metropolitan and Piccadilly lines. Additionally, the high street is within walking distance, offering a variety of shops, restaurants, and amenities, making it an ideal location for both commuting and leisure activities.



Schools:

Newnham Junior School (0.4 miles)
Warrender School (0.8 miles)
Haydon School (1.5 miles)



Train:

Eastcote Station (0.2 miles)
Ruislip Manor Station (0.8 miles)
South Ruislip station (1.9 miles)



Car:

M4, A40, M25, M40



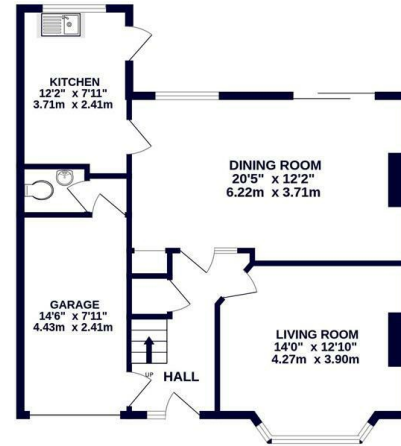
Council Tax Band:

F

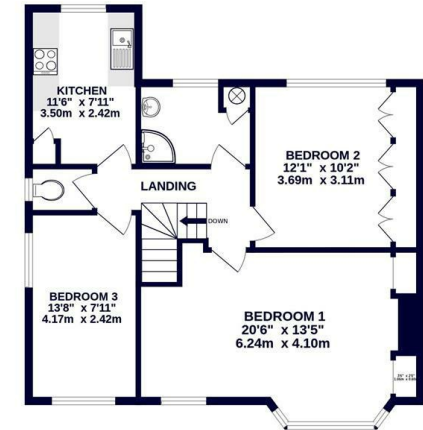
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.7 sq.m.) approx.

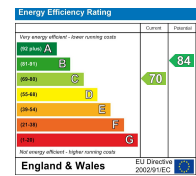


TOTAL FLOOR AREA : 1418 sq.ft. (131.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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