



Kings College Road, Ruislip, HA4 8BH
£1,150,000



NO UPPER CHAIN. Situated on the highly sought-after Kings College Road in Ruislip, this impressive four bedroom detached family home offers generous and versatile living accommodation which is finished to a high standard throughout. The ground floor welcomes you with a grand entrance hallway, setting the tone for the spacious accommodation on offer. There is a bright and airy through lounge, a separate living/dining room providing additional reception space, and a well-appointed kitchen complemented by a utility room and useful storage room. A versatile fourth bedroom, which could also serve as a home office or study, is located on the ground floor, alongside a convenient downstairs WC. To the first floor are three well-proportioned bedrooms, including a principal bedroom benefitting from an en suite shower room, together with a modern family bathroom. Externally, the property enjoys a private rear garden, ideal for entertaining and family enjoyment, while to the front there is a driveway providing off-street parking. Further benefits include underfloor heating, double glazing throughout, air conditioning to master and downstairs, industrial water purifier, water softener and CCTV.

Just a short walk to Ruislip High Street with its extensive amenities offering a good range of local shops, bus routes, restaurants & rail links (Metropolitan and Piccadilly). Schools in the local vicinity include B.W.I, Bishop Ramsey, Haydon, Warrender and the property is also within easy reach of Kings College playing fields, Pinn Fields, Park woods & St Martins Church. An internal viewing is highly recommended to fully appreciate the space, flexibility, and quality this exceptional family home has to offer.



ENTRANCE HALL

Front aspect composite door, front aspect frosted glass windows, tiled flooring with under floor heating, stairs to first floor landing, heated towel rail, down lighting, storage cupboard, doors to:

DOWNSTAIRS CLOAKROOM

Tiled flooring with under floor heating, extractor fan, vanity unit incorporating wash hand basin, low level wc.

STUDY/BEDROOM FOUR

Front aspect double glazed window, tiled flooring with under floor heating, heated towel rail, storage cupboard, skylight, down lighting.

THROUGH LOUNGE

Front aspect double glazed bay window, radiator, down lighting, radiator x 3, through to:

DINING ROOM

Rear aspect bi-fold doors to rear garden, tiled floors with under floor heating, standing radiator, air conditioning unit, through to:

SITTING ROOM

Rear aspect double glazed window, down lighting, tiled flooring with under floor heating, standing radiator.

KITCHEN

Range of base and eye level units, down lighting, space for dish washer, space for American style fridge freezer, double oven, gas hob and extractor fan over, heated towel rail, integrated wine fridge, leading to under stairs storage.

UTILITY ROOM

Tiled flooring with under floor heating, range of base and eye level units, Bosch oven, integrated microwave, space for tumble dryer and washing machine, down lighting, double radiator.

STORAGE ROOM

Side aspect glazed door to rear garden, power and lighting, wall mounted Vaillant boiler and megafl.

LANDING

Side aspect stained glass window, radiator, loft access, stair lighting, doors to:

BEDROOM ONE

Rear aspect double glazed window, down lighting, air conditioning unit, rear aspect door to balcony.

EN SUITE

Side aspect double glazed frosted window, stand in shower cubicle, vanity unit incorporating wash hand basin, low level wc, tiled flooring with under floor heating.

BEDROOM TWO

Front aspect double glazed bay window, full range of built in wardrobes, radiator.

BEDROOM THREE

Rear aspect double glazed window, built in wardrobes, down lighting.

BATHROOM

Front aspect double glazed frosted leaded light window, his and hers vanity unit incorporating wash hand basin, oversized bath with rainfall tap, heated towel rail, down lighting, mist free mirror, stand in shower cubicle with rainfall shower head and hand shower attachment, low level wc, tiled flooring with under floor heating, extractor fan.

FRONT

Ample off street parking.

REAR GARDEN

Mainly laid to lawn, panel enclosed fence, patio area, outside tap x 2, pond area, outside lighting, outside power points.

COUNCIL TAX

London Borough of Hillingdon - Band G - £3,409.10

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

DISTANCE TO STATIONS

Ruislip (0.7 miles) - Metropolitan/Piccadilly
Ruislip Manor (0.4 miles) - Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

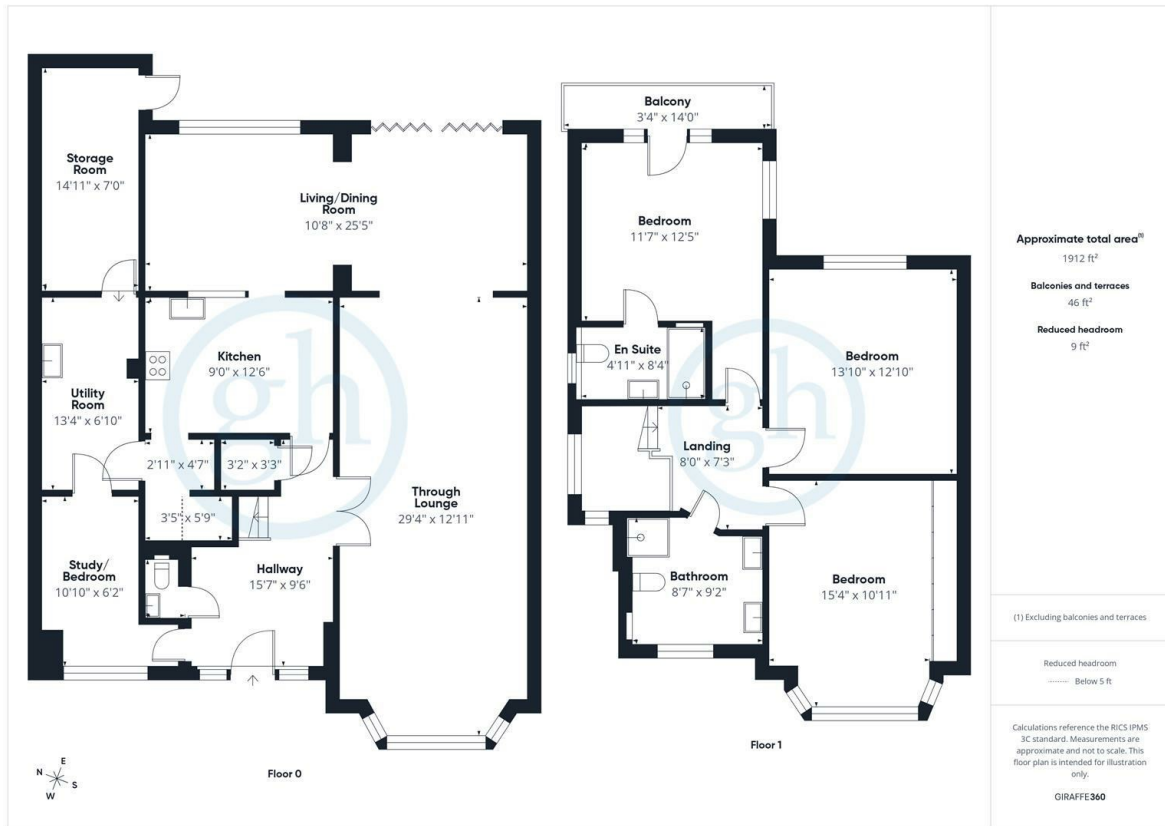
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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