Windmill Hill, Ruislip, HA4 8QF

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We are pleased to present to the market this beautifully extended and thoughtfully modernised six bedroom detached home with four bathrooms, offering exceptional space, style, and versatility which is perfect for growing families or those in need of multi-generational living. This impressive residence boasts a rear extension and completed loft conversion, now featuring two spacious double bedrooms and a stylish modern bathroom on the top floor. The result is a generous and well-balanced layout spread over three levels, combining contemporary comforts with traditional charm. The ground floor features a bright and airy entrance hall leading to multiple reception areas, ideal for both relaxing and entertaining, office room and kitchen/breakfast room. On the first floor, there are four good size bedrooms, two featuring ensuites and one family bathroom with a study room. Externally, the property benefits from off-street parking and a large private rear garden.

Located just moments from Ruislip Manor High Street, excellent schools, and both Ruislip and Ruislip Manor tube stations (Metropolitan & Piccadilly lines). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. This property combines comfort, convenience, and charm in equal measure.

ENTRANCE HALL
Front aspect double glazed frosted leaded light entrance door, front aspect double glazed leaded light frosted window, hard wooden flooring, downlighting, coved ceiling, under stair storage cupboard x 2, doors to:

LIVING ROOM
Front aspect double glazed leaded light window, downlighting, coved ceiling, radiator, feature fireplace.

OFFICE
Front aspect double glazed window, hard wooden flooring, coved ceiling, downlighting, radiator.

SITTING ROOM
Hard wooden flooring, downlighting, coved ceiling, radiator, double doors to:

KITCHEN/BREAKFAST ROOM
Rear aspect double glazed windows, rear aspect double glazed sliding door to rear garden, tiled flooring, downlighting, coved ceiling, a range of base and eye level units, breakfast bar, stainless steel sink with drainer, space for oven with six gas hob rings and extractor hood, dishwasher and fridge freezer, leading to:

UTILITY ROOM
Skylight, a range of base and eye level units, downlighting, coved ceiling, space for washing machine, dryer and freezer.

LOUNGE AREA
Dual aspect double glazed windows, side aspect double glazed door to rear garden, hard wooden flooring, downlighting, coved ceiling, radiator.

FIRST FLOOR LANDING
Side aspect double glazed frosted leaded light window, downlighting, coved ceiling, stairs to second floor landing, doors to:

BEDROOM ONE
Rear aspect double glazed leaded light window, hard wooden flooring, coved ceiling, downlighting, a range of built in wardrobes, door to:

ENSUITE
Tiled flooring, tiled walls, coved ceiling, downlighting, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

BEDROOM TWO
Rear aspect double glazed leaded light window, hard wooden flooring, coved ceiling, downlighting, radiator, door to:

ENSUITE
Tiled flooring, tiled walls, coved ceiling, downlighting, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

BEDROOM THREE
Front aspect double glazed leaded light window, hard wooden flooring, coved ceiling, downlighting, radiator.

BEDROOM FOUR
Front aspect double glazed leaded light window, hard wooden flooring, coved ceiling, downlighting, a range of built in wardrobes, radiator.

STUDY
Front aspect double glazed leaded light window, hard wooden flooring, coved ceiling, downlighting, radiator.

BATHROOM
Skylight, tiled flooring, tiled walls, tiled enclosed bath with mixer taps, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail.

SECOND FLOOR LANDING
Skylight, downlighting, radiator x 2, doors to:

BEDROOM FIVE
Front aspect double glazed leaded light window, hard wooden flooring, skylight, built in storage cupboard.

BEDROOM SIX
Skylight, hard wooden flooring, downlighting, eaves storage.

BATHROOM
Tiled flooring, tiled walls, coved ceiling, downlighting, tiled enclosed bath with mixer taps, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

FRONT
Off street parking for multiple vehicles.

REAR GARDEN
Mainly laid to lawn, patio area, panel enclosed fence, garden shed x 1, side access, wooden hut with power and lighting.

COUNCIL TAX
London Borough of Hillingdon - Band E - £2,386.24

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

DISTANCE TO STATIONS
Ruislip Manor - Metropolitan/Piccadilly - 0.2 Miles
Ruislip - Metropolitan/Piccadilly - 0.6 Miles

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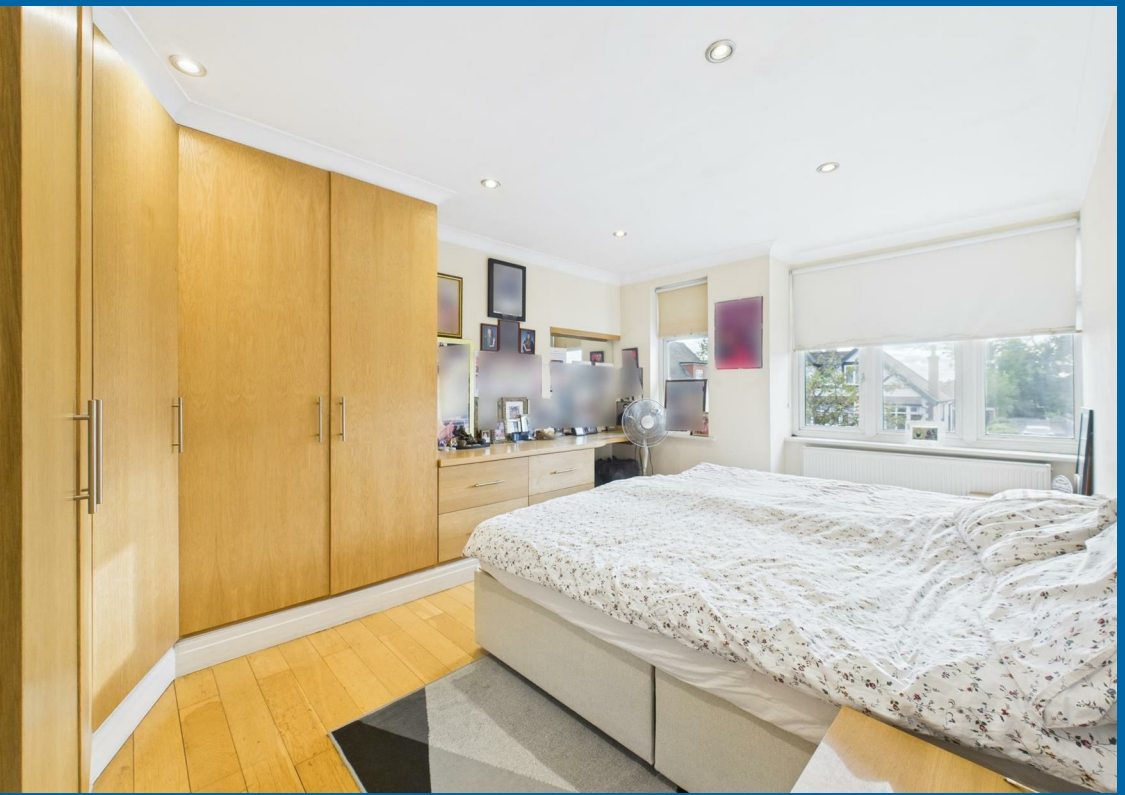

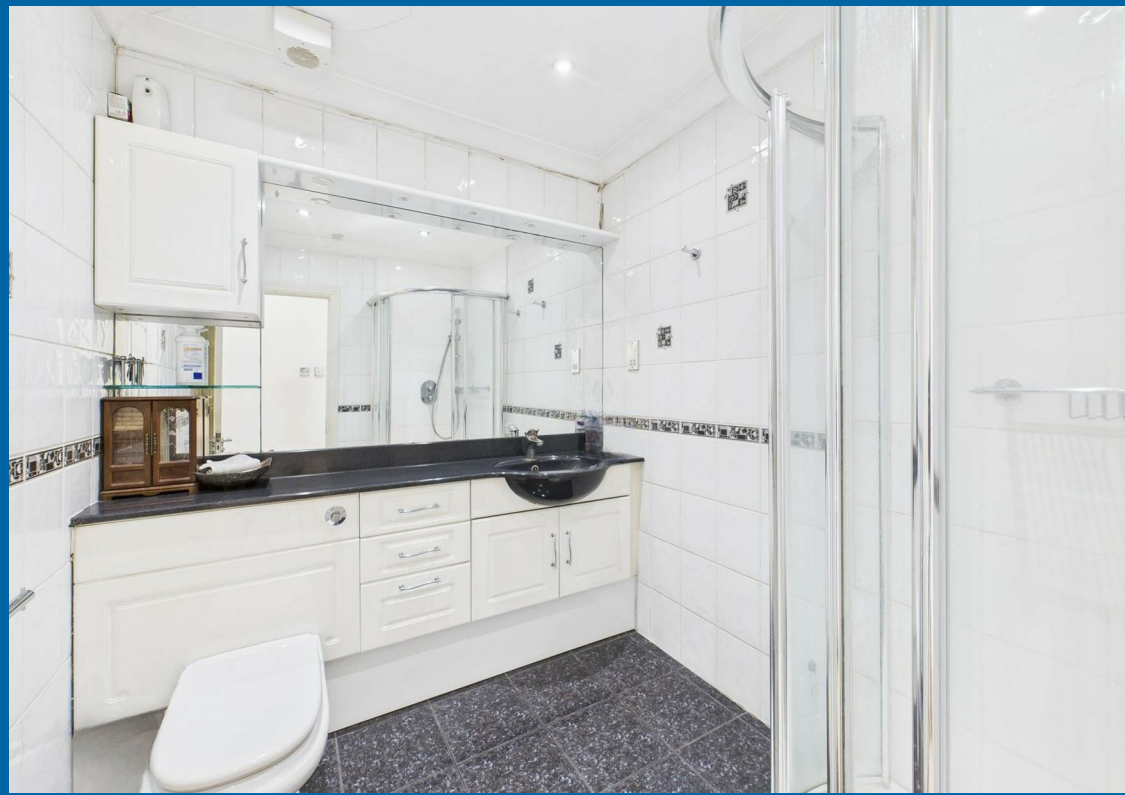

Approximate total area(1)

3139 ft²

Reduced headroom

83 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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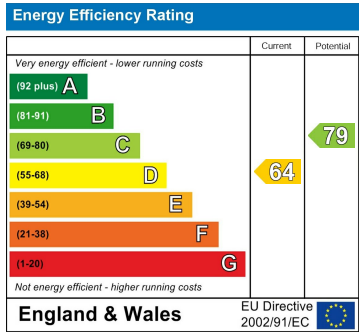

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