



Pine Gardens, Ruislip, HA4 9TN
£775,000



Gibson Honey are delighted to present to the market this beautifully presented and fully extended four bedroom semi-detached family home, finished to a high standard throughout and perfectly suited to modern family living. Situated in a highly desirable location, the property briefly comprises: a welcoming entrance hallway with ground floor cloakroom, a bay fronted living room, and a superb open plan kitchen/dining area to the rear, creating an excellent space for both everyday living and entertaining. The first floor provides three well proportioned bedrooms and a contemporary family bathroom. The second floor features an impressive principal bedroom with en-suite shower room, offering a private and peaceful retreat. Further benefits include: garage, entrance porch, gas central heating, double glazing and a private rear garden.

Ideally located within a short walk of Bessingby Park, as well as Ruislip Manor and Eastcote High Streets, which offer a wide selection of shops, cafés and restaurants. Both are served by the Metropolitan and Piccadilly lines. For motorists, the A40 provides easy access to Central London and the Home Counties. A number of highly regarded schools catering for children of all ages are also within close proximity.



ENTRANCE PORCH

Front aspect door, front aspect double glazed frosted window, doors to;

HALLWAY

Radiator, under stairs storage cupboard, stairs to first floor landing, doors to;

LIVING ROOM

Front aspect double glazed bay window, radiator.

OPEN PLAN KITCHEN/ DINING AREA

Rear aspect double glazed window, bi fold doors opening to rear garden, skylight, downlighting, double radiator, a range of base and eye level units, integrated washing machine, fridge/freezer, dishwasher, microwave, wine fridge, inset butler sink with boiling water tap, range master oven with six gas hob rings.

DOWNSTAIRS CLOAKROOM

Tiled flooring, downlighting, low level w/c, wash hand basin.

FIRST FLOOR LANDING

Stairs to second floor landing, cupboard, doors to;

BEDROOM TWO

Front aspect double glazed bay window, fitted wardrobes, radiator.

BEDROOM THREE

Rear aspect double glazed window, radiator, fitted wardrobes.

BEDROOM FOUR

Rear aspect double glazed window, double radiator, storage space with side aspect double glazed window.

BATHROOM

Front aspect double glazed window, fully tiled walls, tiled flooring, downlighting, free standing bathtub with mixer taps and shower attachment, low level w/c, wash hand basin.

SECOND FLOOR LANDING

Door to;

MASTER BEDROOM

Front aspect velux windows rear aspect double glazed window, downlighting, fitted storage, radiator, doors to ensuite-

ENSUITE

Rear aspect double glazed frosted window, fully tiled walls and flooring,

shower cubicle, sink with vanity unit, heated towel rail, low level w/c.

FRONT

Off street parking.

REAR GARDEN

Mainly laid to lawn, artificial grass, patio area, side entrance, garage with rear access to gated service road.

COUNCIL TAX

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

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

DISTANCE TO STATIONS

Eastcote (0.5 Miles) -
Metropolitan/Piccadilly
Ruislip Manor (0.8 Miles) -
Metropolitan/Piccadilly
Ruislip Gardens (1.4 Miles) - Central line



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