



Pine Gardens, Ruislip, HA4 9TH
£725,000

NO UPPER CHAIN. BELIEVED TO BE THE LARGEST PLOT ON PINE GARDENS AND ON THE MARKET FOR THE FIRST TIME IN OVER 60 YEARS. Occupying approximately one third of an acre, this three bedroom semi-detached home offers a setting that feels more countryside than suburb. To the rear, a walled garden backs directly onto parkland, with mature trees rising on every side; the outlook is treetops and sky rather than rooftops, a degree of seclusion rarely found within half a mile of a Metropolitan line station. As the original show home when Pine Gardens was first built, and in the same ownership for more than six decades, the property carries a rare sense of continuity and local history.

The plot brings with it a clear opportunity to expand. There is potential to extend to the side, to the rear and into the loft, subject to the usual planning permissions, and the existing rear extension was built on foundations designed to carry a further storey, significantly simplifying a two-storey rear addition. Even after substantial extension, the garden would remain exceptionally generous, with comfortable room for a potential swimming pool or a detached garden office or even both.

Inside, comprises two reception rooms, a kitchen, dining room, three well proportioned bedrooms and a family bathroom. The house now requires full modernisation a new kitchen, new bathroom and redecoration throughout, as you would expect of a home in the same hands for sixty years: a blank canvas for a buyer to create a substantial family home exactly to their own taste. To the rear is a detached double garage accessed via a secure service road, with further off-street parking, Eastcote station is half a mile away, with Metropolitan line trains reaching Baker Street in approximately 28 minutes, and the property is offered with no onward chain. Early viewing is essential to appreciate the size of the plot.



COUNCIL TAX

London Borough of Hillingdon - Band E - £2,500.01

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

DISTANCE TO STATIONS

Eastcote (0.5 miles) — Metropolitan / Piccadilly lines; Baker

Street in approximately 28 minutes

Ruislip Manor (0.8 miles) — Metropolitan / Piccadilly lines

Ruislip Gardens (1.4 miles) — Central line

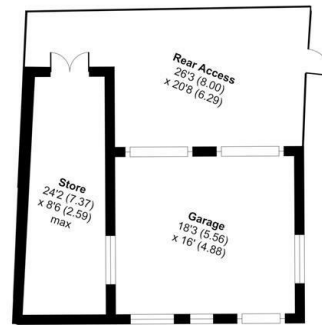
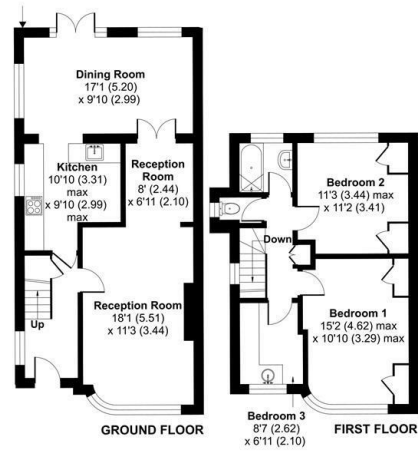


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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