



Hawthorne Avenue, Ruislip, HA4 8SR
£750,000

Located in this popular location, this four bedroom home offers an expansive 1443 square feet of living space. On the ground floor, the property features a warming dining room complete with bay window, a spacious living room to the rear, an expertly appointed fitted kitchen, a downstairs cloakroom and garage access. The journey continues to the first floor that houses four good size bedrooms, and a family bathroom complete with a separate wc. The property also benefits a sizeable rear garden, garage via own drive and off street parking.

This property is situated within walking distance of Eastcote's High street which offers a good range of local shops, bus routes, restaurants and rail links (Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also convenient for a number of local schools including Newnham, Bishop Ramsey, Warrender and Haydon.



ENTRANCE HALL

Front aspect door, radiator, doors to;

DINING ROOM

Front aspect double glazed bay window, radiator, coved ceiling.

LIVING ROOM

Rear aspect double glazed window, rear aspect double glazed door to rear garden, electric heater, door to;

KITCHEN

Rear aspect double glazed window, side aspect double glazed door to rear garden, a range of base and eye level units, boiler, integrated appliances, four ring induction hob with extractor, sink and a half with drainer.

DOWNSTAIRS CLOAKROOM

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

GARAGE

Up and over door, electric socket and ceiling light.

FIRST FLOOR LANDING

Hatch to loft space, doors to;

MASTER BEDROOM/LIVING AREA

Front aspect double glazed bay window, front aspect double glazed window, radiator, fitted storage.

BEDROOM TWO

Rear aspect double glazed window, radiator, fitted wardrobe.

W/C

Side aspect double glazed frosted windows, low level w/c, wash hand basin.

BEDROOM THREE

Front aspect double glazed window, side aspect double glazed frosted window, radiator.

BATHROOM

Rear aspect double glazed frosted window, part tiled walls, stand in shower cubicle, wash hand basin with vanity unit, towel rail heater, cupboard housing water tank.

BEDROOM FOUR

Rear aspect double glazed window, radiator.

GARDEN

Mainly laid to lawn, patio area, brick built storage, wooden shed.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,954.55

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

DISTANCE TO STATIONS

Eastcote (0.5 Miles) - Metropolitan/Piccadilly
Ruislip Manor (0.8 Miles) - Metropolitan/Piccadilly



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