



Pine Gardens, Ruislip, HA4 9TH
£700,000



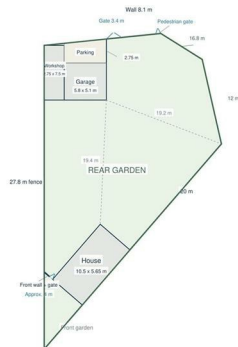
NO UPPER CHAIN. BELIEVED TO BE THE LARGEST PLOT ON PINE GARDENS AND OFFERED FOR SALE FOR THE FIRST TIME IN OVER 60 YEARS. Occupying approximately ONE THIRD OF AN ACRE, this is a rare opportunity for a buyer to create a truly outstanding family home. To the rear, a walled garden backs directly onto parkland, with mature trees rising on every side. The outlook is one of treetops and sky rather than neighbouring rooftops, providing a degree of seclusion seldom found in the area. Originally built as the show home when Pine Gardens was first developed and remaining in the same ownership for more than six decades, the property carries a unique sense of continuity and local history.

The SUBSTANTIAL PLOT offers significant scope for enlargement. Subject to the usual planning permissions, there is potential to extend to the side, rear and into the loft. We have been informed that the existing rear extension was constructed on foundations designed to support an additional storey, potentially simplifying the creation of a two storey rear extension. Even following substantial enlargement, the garden would remain exceptionally generous, with ample space for a swimming pool, detached garden office, or both.

Internally, the accommodation comprises two reception rooms, a kitchen, dining room, three well-proportioned bedrooms and a family bathroom. As expected of a home that has remained in the same ownership for over sixty years, the property would now benefit from modernisation, presenting a blank canvas for a purchaser to create a substantial family home tailored entirely to their own tastes. To the rear is a detached double garage accessed via a secure service road, together with additional off street parking. Eastcote Station is approximately half a mile away, with Metropolitan Line services reaching Baker Street in around 28 minutes.

Garden & grounds

SITE PLAN



ILLUSTRATIVE LAYOUT / NOT TO SCALE

Outside space

Rear garden and separate front garden
Garage with adjoining workshop
Rear parking area
Vehicle and pedestrian access

Buildings

House 10.5 x 5.85 m
Garage 5.9 x 5.1 m
Workshop 2.75 x 7.5 m

Garden measurements

Left fence 27.8 m
House to side fence corner 20 m
Garage to side fence corner 19.2 m
Garage to house corner 19.4 m
Rear boundary sections 16.8 m x 12 m

Access

Rear vehicle gate 3.4 m
Rear wall 8.1 m
Front wall and gate span Approx. 4 m

Illustrative site plan. Not to scale. All dimensions are approximate. Building positions, access arrangements and boundaries are indicative. Measurements supplied by the owner. Areas and dimensions should be verified before release. The total plot area is stated.



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

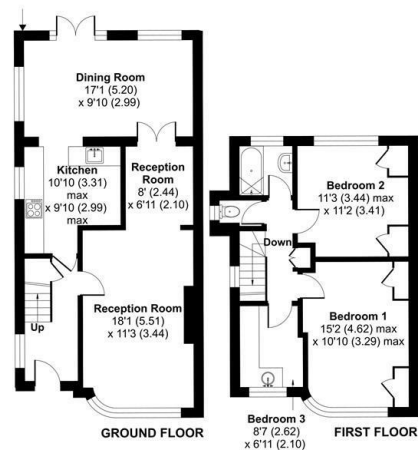


73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

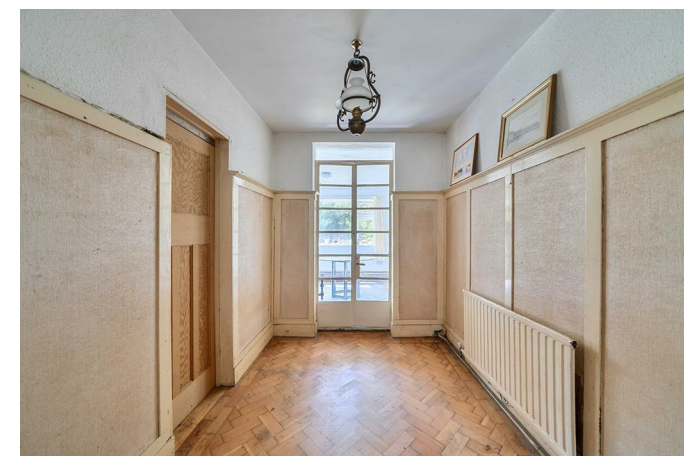
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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