



The Fairway, Ruislip, HA4 0SH
£825,000





gibsonhoney

Beautifully extended and presented, this impressive four bedroom detached residence offers spacious and adaptable living accommodation over three floors, perfectly suited to modern family life. Externally, the home boasts off-street parking via a private driveway, a lovely rear garden, double garage and a practical utility room. Internally, a welcoming entrance hallway provides access to a front reception room which seamlessly opens into a dining area, ideal for entertaining. The hallway also leads to a generous kitchen/breakfast room featuring French doors to the garden, alongside a utility room, shower room and a further reception room or fourth bedroom. The first floor offers a well-appointed principal bedroom with en-suite, two additional bedrooms and a family bathroom, while the second floor provides an additional loft room, offering excellent flexibility. The Fairway is perfectly positioned just moments from the area's shopping and transport facilities (BR/Central/Metropolitan/Piccadilly lines accessible locally). Alternatively for the motorist the A40/Western Avenue is just a short drive away providing swift and easy access into Central London and the surrounding Home Counties. For families the property is ideally located within the catchment areas of the local highly regarded schools and is just a short stroll to the local parks. It is also ideally located for the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema.



ENTRANCE PORCH

Front aspect door and windows, leading to:

ENTRANCE HALL

Front door, radiator, stairs to first floor landing, dado rail, doors to:

LIVING ROOM

Front aspect double glazed bay window, dado rail, coved ceiling, through to:

DINING ROOM

Side aspect feature windows, radiator, dado rail, coved ceiling.

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed window, rear aspect double glazed French doors to rear garden, radiator x 3, down lighting, coved ceiling, range of base and eye level units, breakfast bar, space for fridge freezer, one and a half stainless steel sink and drainer, 5 ring gas hob, extractor hood, integrated oven and microwave, integrated dish washer.

UTILITY ROOM

Side aspect double glazed frosted window, storage cupboard, radiator, butler sink, range of base and eye level units.

DOWNSTAIRS SHOWER ROOM

Side aspect double glazed frosted window, stand in shower cubicle, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

DOWNSTAIRS BEDROOM

Rear aspect double glazed French doors to rear garden, radiator x 2, dado rail.

FIRST FLOOR LANDING

Dado rail, doors to:

BEDROOM

Front aspect double glazed bay window, range of built in wardrobes and cupboards, radiator, dado rail, door to:

EN SUITE

Stand in shower cubicle, heated towel rail, vanity unit incorporating wash hand basin, low level wc, fully tiled walls, down lighting.

BEDROOM

Rear aspect double glazed window, radiator, built in wardrobe.

BEDROOM

Rear aspect double glazed window, radiator, built in wardrobe.

BATHROOM

Side aspect double glazed frosted window, heated towel rail, vanity unit incorporating wash hand basin, low level wc, panel enclosed bath, heated towel rail.

LOFT ROOM

Skylights, radiator, cupboards to eaves, down lighting.

FRONT

Off street parking.

REAR GARDEN

Mainly laid to lawn, block paved patio area, side access, panel enclosed fence.

DOUBLE GARAGE

Door and windows, up and over door, power and lighting, butler sink.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,820.11

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

DISTANCE TO STATIONS

South Ruislip (0.7 Miles) - Central and Chiltern Line
Eastcote (1.1 Miles) - Metropolitan and Piccadilly line



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Approximate total area[®]
2108 ft²
Reduced headroom
76 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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(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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