



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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