



Deane Way, Ruislip, HA4 8SX



gibsonhoney

A spacious and beautifully presented five DOUBLE bedroom, three bathroom semi-detached family home, ideally situated on one of Eastcote's most-sought after roads. Having been extended by the existing owners, this impressive property offers generous living accommodation throughout, beginning with a welcoming entrance that leads to a bright and comfortable living room, perfect for relaxing or entertaining. A separate dining room provides an ideal setting for family meals and gatherings, while a dedicated home office offers a quiet and practical workspace. The fitted kitchen/breakfast room is well appointed with ample storage and workspace, creating a sociable hub of the home, complemented by a separate utility room for added convenience. A modern downstairs shower room completes the ground floor. Upstairs, a spacious landing gives access to five well proportioned double bedrooms, offering flexibility for growing families or guest accommodation. Two bathrooms serve the upper floor, both thoughtfully designed to meet the needs of a busy household. The loft is boarded, lined and insulated with two velux windows providing ample storage accessed via a fitted ladder, there is potential to extend further STPP. Externally, the property benefits from off-street parking for multiple vehicles via a private driveway to the front. To the rear, a great sized south facing garden provides an excellent outdoor space featuring a glass covered canopy, ideal for entertaining whatever the weather, gardening, or enjoying a sunny day.

Set in this prime location, this property is just a short walk from Eastcote's shops, eateries and bus routes in Field End Road. The station provides direct access into Central London via the Metropolitan and Piccadilly Lines. Within the local area are highly regarded schools including Newnham Infant and Junior Schools and Bishop Ramsey Church of England School. We recommended booking a viewing as homes on this particular road are rarely available



## ENTRANCE PORCH

Front aspect frosted door, front aspect double glazed frosted leaded light windows, oak wood flooring, door to:

## ENTRANCE HALL

Front aspect door, oak wood flooring, downlighting, radiator, stairs to first floor landing, under stair storage cupboard, storage cupboard, doors to:

## LIVING ROOM

Front aspect double glazed bay window, oak wood flooring, coved ceiling, feature fireplace, radiator.

## DINING ROOM

Rear aspect double glazed windows, rear aspect double glazed door to rear garden, oak wood flooring, feature fireplace, radiator.

## KITCHEN/BREAKFAST ROOM

Rear aspect double glazed windows, side aspect double glazed door to rear garden, kamdeen flooring, downlighting, wall mounted radiator, a range of Quartz worktops, induction hob with extractor hood, integrated oven x 2, integrated dishwasher, space for fridge freezer, inset sink with drainer, larder cupboard, door to:

## UTILITY ROOM

Kamdeen flooring, Quartz worktop, downlighting, radiator, space for washing machine and dryer, door to:

## DOWNSTAIRS SHOWER ROOM

Side aspect double glazed frosted window, part tiled walls, Kamdean flooring, shower cubicle with shower attachment and mixer taps. wall mounted wash hand basin, low level wc, boiler with mega flo tank.

## OFFICE

Front aspect double glazed window, oak wood flooring, radiator.

## FIRST FLOOR LANDING

Oak wood flooring, downlighting, radiator, skylight, hatch to loft space, doors to:

## BEDROOM ONE

Front aspect double glazed bay window, oak wood flooring, fitted wardrobe, downlighting, radiator.

## BEDROOM TWO

Front aspect double glazed window, oak wood flooring, radiator.

## BEDROOM THREE

Rear aspect double glazed window, oak wood flooring, coved ceiling, radiator, fitted wardrobe.

## BEDROOM FOUR

Rear aspect double glazed window, oak wood flooring, radiator.

## BEDROOM FIVE

Rear aspect double glazed window, oak wood flooring, radiator.

## BATHROOM ONE

Side aspect double glazed frosted window, Porcelanosa tiled flooring and walls, downlighting, panel enclosed bath with mixer taps, shower cubicle with rainfall shower attachment, wall mounted wash hand basin, low level wc, duel fuel towel rail.

## BATHROOM TWO

Porcelanosa tiled flooring and walls, downlighting, panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

## LOFT SPACE

Accessed via fitted ladder, boarded flooring, lined and insulated walls/roof, rear aspect velux windows x 2, power and lighting.

## FRONT

Off street parking for multiple vehicles.

## REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, side access, garden shed x 4, glass covered canopy with built-in seating, lights and speakers, additional covered entertaining area, leading to:

## COVERED SIDE WALKWAY

Gate to front driveway, external power sockets, leading to rear garden.

## COUNCIL TAX

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

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

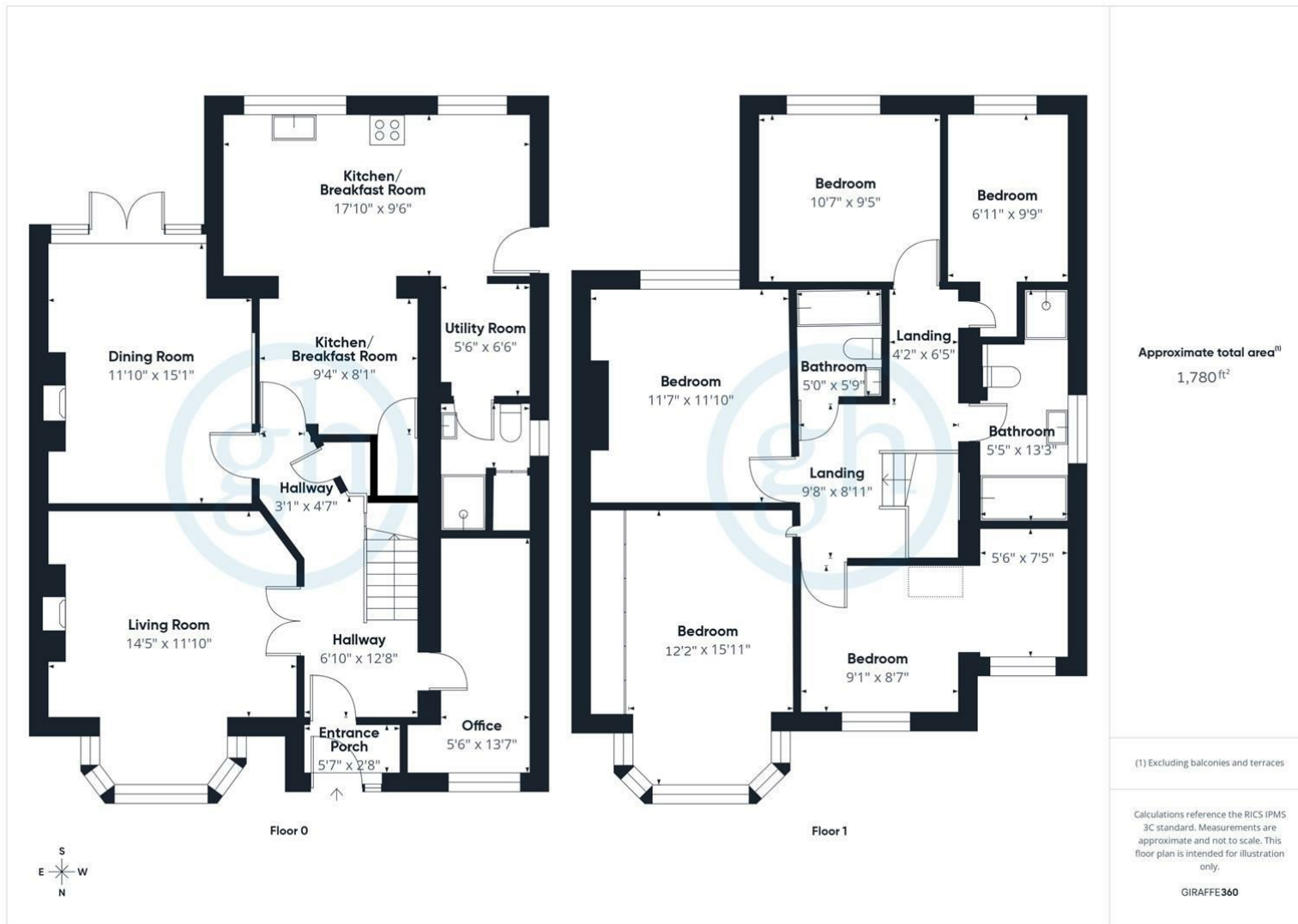
## DISTANCE TO STATIONS

Eastcote (0.4 Miles) - Metropolitan/Piccadilly

Ruislip Manor (0.7 Miles) - Metropolitan/Piccadilly







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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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