



Greencroft Avenue, Ruislip, HA4 9JJ
£900,000



NO UPPER CHAIN. Situated on the ever-popular Greencroft Avenue, this beautifully presented four/five bedroom, masterfully extended semi-detached home offers generous and versatile living space, making it an ideal choice for growing families. Thoughtfully designed throughout, the property boasts spacious reception areas, four bathroom suites, utility room, a modern fitted kitchen, well-proportioned bedrooms and stylish interiors, all complemented by a private rear garden and off-street parking for three vehicles. The property benefits from underfloor heating, air conditioning in the master bedroom, double glazing and gas central heating.

Located on one of the area's most popular roads within the heart of Eastcote, this property is just moments from the area's shopping and transport facilities (Metropolitan/Piccadilly/Central & Chiltern Lines). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also ideally located within the catchment areas of the local highly regarded schools and is just a short stroll to the local parks.



ENTRANCE HALL

Front aspect double glazed frosted door, porcelain tiled flooring, under stair storage cupboard, stairs to first floor landing, wall mounted radiator, coved ceiling, dado rail, doors to:

LIVING ROOM

Dual aspect double glazed leaded light window, radiator.

DOWNSTAIRS BEDROOM/OFFICE

Front aspect double glazed leaded light window, porcelain tiled flooring with under floor heating, downlighting.

HALLWAY

Porcelain tiled flooring, downlighting, coved ceiling, under stair storage cupboard, storage cupboard, doors to:

UTILITY ROOM

Porcelain tiled flooring with under floor heating, a range of base and eye level units, downlighting, cupboard housing boiler and mega flow tank, additional storage cupboards, space for washer dryer, door to:

DOWNSTAIRS SHOWER ROOM

Skylight, porcelain tiled flooring, low level wc, wall mounted wash hand

basin, shower cubicle with rainfall shower and shower head attached and mixer taps, part tiled walls, heated towel rail.

KITCHEN/LIVING ROOM

Rear aspect double glazed double doors to rear garden, skylight, downlighting, porcelain tiled flooring with under floor heating, a range of base and eye level units, breakfast bar, inset sink with drainer, integrated oven with induction hob and extractor hood, space for fridge freezer, integrated dishwasher, leading to:

DINING AREA

Porcelain tiled flooring, radiator.

FIRST FLOOR LANDING

Stairs to second floor landing, doors to:

BEDROOM TWO

Rear aspect double glazed window, downlighting, radiator, door to:

WET ROOM

Tiled flooring, tiled walls, rainfall shower attachment, low level wc, wall mounted wash hand basin, downlighting.

BEDROOM THREE

Front aspect double glazed leaded light window, picture rail, downlighting, radiator.

BEDROOM FOUR

Rear aspect double glazed window, downlighting, storage cupboard, radiator.

BATHROOM

Front aspect double glazed frosted leaded light window, laminate effect flooring, bath tub with mixer taps,

shower cubicle with rainfall shower attachment with mixer taps, low level wc, wall mounted wash hand basin, heated towel rail.

SECOND FLOOR LANDING

Doors to:

BEDROOM ONE

Rear aspect double glazed window, downlighting, fitted air conditioning unit.

WALK-IN-WARDROBE

Skylight, eaves storage, downlighting, leading to:

SHOWER ROOM

Skylight, Tiled flooring, shower cubicle with rainfall shower attachment and mixer taps, low level wc, wash hand basin with mixer taps, heated towel rail.

FRONT

Off street parking.

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, garden shed x 1.

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 (0.6 miles) -
Metropolitan/Piccadilly
Ruislip Manor (0.8 miles) -
Metropolitan/Piccadilly
South Ruislip (0.8 miles) -
Central/Chiltern Railways

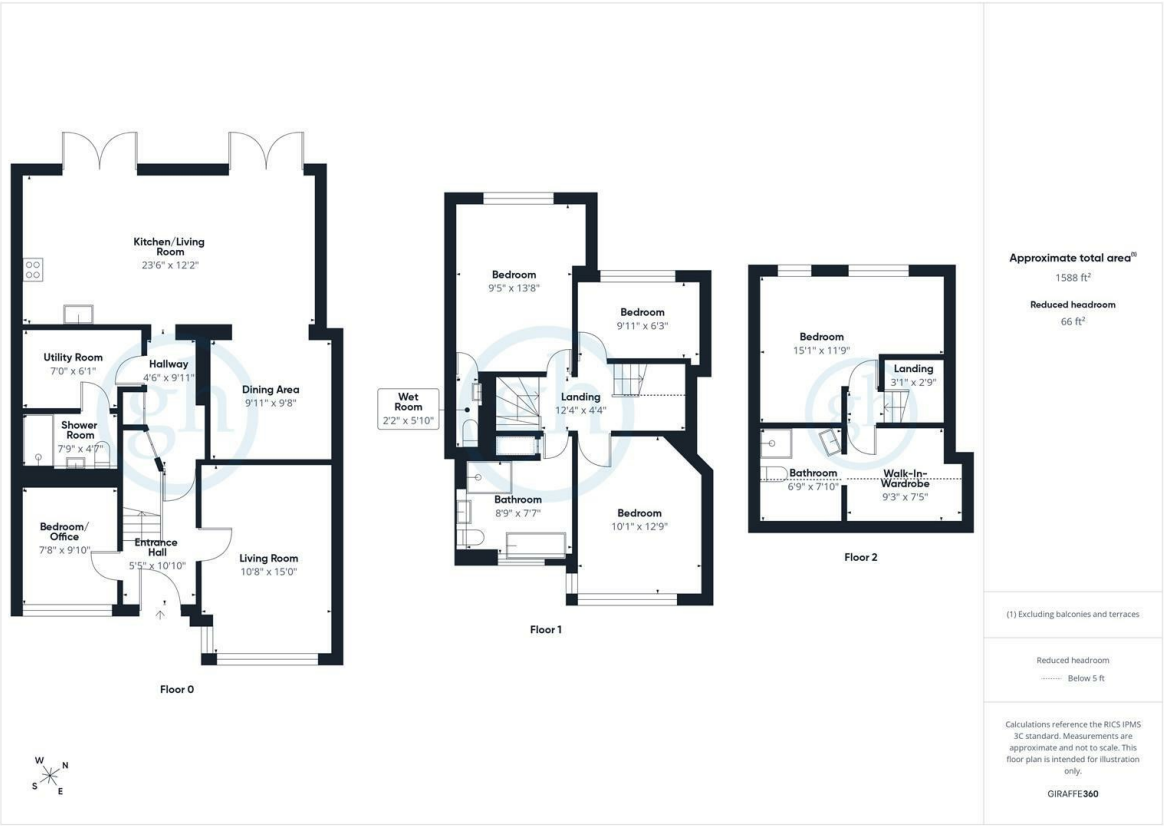


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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