

Greystoke Drive, Ruislip, HA4 7YL

£580,000

gibsonhoney

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Nestled within a peaceful residential cul-de-sac in one of North Ruislip's most sought-after locations, this beautifully extended three bedroom family home is situated on the ever popular Glovers Grove development. Finished to a high standard throughout, this exceptional property offers generous and versatile living accommodation, comprising three well proportioned bedrooms, a spacious living room that flows seamlessly into a stunning open-plan kitchen/breakfast room, a contemporary ground floor shower room, and a stylish modern family bathroom on the first floor. Further enhancing the appeal of this superb home, additional benefits include; garage, driveway providing off-street parking for two vehicles, triple glazing, gas central heating, air conditioning to the living room and all bedrooms, and a private, well-maintained rear garden ideal for relaxing or entertaining.

Perfectly positioned, the property is approximately one mile from Ruislip's vibrant High Street, offering an excellent selection of shops, cafés, restaurants, bus services and rail connections via the Metropolitan and Piccadilly lines. The nearby A40 provides swift and convenient access to Central London, Heathrow Airport and the Home Counties, making this an ideal home for families and commuters alike.







## ENTRANCE HALL
Front aspect door, radiator, stairs to first floor landing, archway to:

## THROUGH LOUNGE
Front aspect triple glazed window, coved ceiling, storage cupboard, radiator, air conditioning.

## DOWNSTAIRS SHOWER ROOM
Low level w/c, vanity unit incorporating wash hand basin, shower, extractor fan.

## KITCHEN/DINER
Rear aspect triple glazed window, rear aspect triple glazed door to garden, electric hob, space for a range of appliances such as fridge freezer and tumble dryer, integrated washing machine and dishwasher, wall mounted combi boiler.



## FIRST FLOOR LANDING
Side aspect triple glazed window, coved ceiling, radiator, loft access.

## BEDROOM ONE
Front aspect triple glazed window, radiator, coved ceiling, air conditioning.

## BEDROOM TWO
Rear aspect triple glazed window, radiator, coved ceiling, air conditioning.

## BEDROOM THREE
Front aspect triple glazed window, radiator, coved ceiling, air conditioning

## BATHROOM
Rear aspect triple glazed frosted window, panel enclosed bath, shower, vanity unit incorporating wash hand basin, low level w/c, extractor

## REAR GARDEN
Panel enclosed fence, mainly laid to lawn, shed, side access to:

## FRONT
Off street parking for several vehicles, access to:

## GARAGE
In block, up and over door, power and lighting

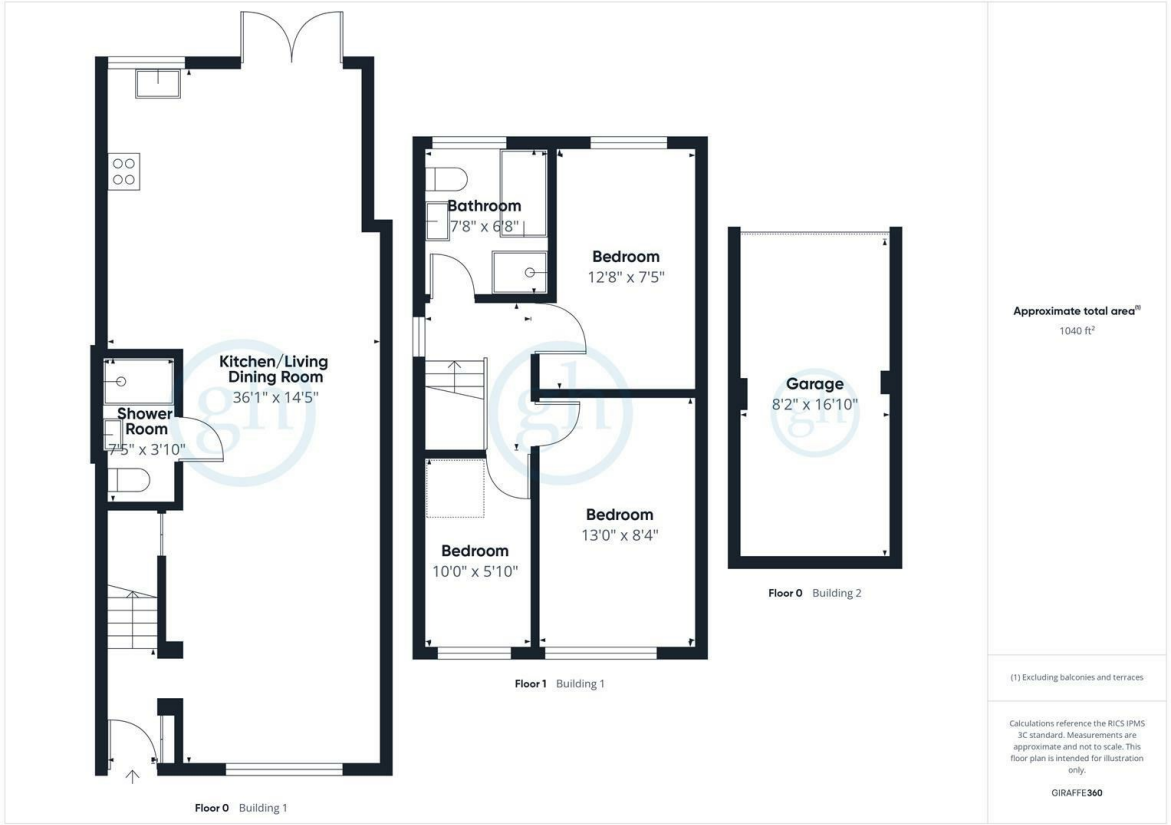
## COUNCIL TAX
London Borough of Hillingdon - Band E - £2,500.01

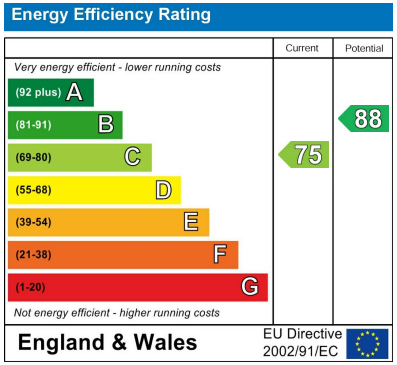
N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## DISTANCE TO STATIONS
West Ruislip (0.7 Miles) - Central/Chiltern Railways
Ruislip (1.1 Miles) - Metropolitan/Piccadilly
Ickenham (1.3 Miles) - Metropolitan/Piccadilly

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