



Deane Way, Ruislip, HA4 8SX
£950,000



We are delighted to present to the market this stunning extended three bedroom semi-detached house situated on one of Eastcote's most sought after roads. This fantastic family home briefly comprises, three good size bedrooms, through lounge/dining area, separate living room, modern fitted kitchen, office/study room, downstairs cloakroom, bathroom suite with both bathtub and shower cubicle and a good size private rear garden. The property benefits from; entrance porch, utility room, garage via own drive, double glazing, LED lighting throughout, an additional wc and gas central heating. 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

Dual aspect double glazed window, front aspect entrance door, radiator, door to:

ENTRANCE HALL

Front aspect door, downlighting, coved ceiling, storage cupboard, stairs to first floor landing, under stair storage cupboard, radiator, doors to:

LIVING ROOM

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

OFFICE/STUDY

Wooden flooring, downlighting, coved ceiling, radiator, leading to:

KITCHEN

Rear aspect double glazed window, tiled flooring, skylight, downlighting, a range of base and eye level units, one and a half stainless steel sink with drainer, five gas hob rings with extractor hood, radiator, integrated dishwasher and double oven, leading to the lounge, door to:

UTILITY ROOM

Tiled flooring, downlighting, base and eye level unit, space for washing machine, dryer, fridge and freezer, heated towel rail, door to:

GARAGE

Up and over door, power and lighting.

DINING AREA

Radiator, coved ceiling, leading to:

LOUNGE

Rear aspect double glazed bi-fold door to rear garden, downlighting, skylight, radiator, door to kitchen.

DOWNSTAIRS CLOAKROOM

Wooden flooring, downlighting, coved ceiling, low level wc, vanity unit incorporating wash hand basin, radiator.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, downlighting, coved ceiling, hatch to loft space, doors to:

BEDROOM ONE

Front aspect double glazed bay window, downlighting, coved ceiling, radiator, fitted wardrobe.

BEDROOM TWO

Rear aspect double glazed window, downlighting, coved ceiling, radiator, built in wardrobe.

BEDROOM THREE

Front aspect double glazed window, downlighting, coved ceiling, fitted wardrobe, radiator.

BATHROOM

Rear aspect double glazed frosted window, wooden flooring, part tiled walls, downlighting, shower cubicle with shower attachment and mixer taps, tiled enclosed bath with shower attachment

and mixer taps, vanity unit incorporating wash hand basin, heated towel rail.

SEPARATE WC

Side aspect double glazed frosted window, wooden flooring, coved ceiling, downlighting, low level wc.

FRONT

Off street parking.

REAR GARDEN

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

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

Eastcote (0.4 Miles) -
Metropolitan/Piccadilly
Ruislip Manor (0.7 Miles) -
Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 677766

sales@gibsonhoney.co.uk

www.gibsonhoney.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.