



Heathfield Rise, Ruislip, HA4 7NE
£600,000

We are delighted to bring to the market this beautifully presented semi-detached family home, ideally situated within walking distance of Ruislip High Street. Having undergone a full, comprehensive refurbishment within the last 5 years including updated electrical, plumbing, and air conditioning systems. This property offers modern comfort combined with a fantastic location. The ground floor comprises a spacious lounge, a well-appointed kitchen/breakfast room, and a bright conservatory overlooking the garden. To the first floor, there are two well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a large rear garden, perfect for entertaining, and off-street parking complete with an electric vehicle charger.

Conveniently located for Ruislip's extensive High Street shops, restaurants, and transport links (Metropolitan, Piccadilly, and Central lines via Ruislip and nearby stations), the home also offers easy access to the A40 for commuters heading into Central London or the Home Counties. Families will also appreciate the proximity to highly regarded local schools, including Whiteheath and BWI.



ENTRANCE HALL

Side aspect door, laminate effect flooring, side aspect double glazed frosted window, stairs to first floor landing:

LIVING ROOM

Front aspect double glazed window with shutters, side aspect double glazed window with shutters, laminate effect flooring, electric fireplace, double radiator, down lighting, air conditioning.

KITCHEN

Rear aspect double glazed window, rear aspect double glazed door to conservatory, side aspect stained window, range of base and eye level units with breakfast bar, inset sink with drainer, space for washing machine, 5 ring gas hob and oven with extractor over, integrated microwave, downlighting, standing radiator.

CONSERVATORY

Rear aspect double glazed window, rear aspect double glazed patio doors to rear garden.

LANDING

Loft access, doors to:

BEDROOM ONE

Front aspect double glazed window, range of built in wardrobes, radiator, air conditioning.

BEDROOM TWO

Rear aspect double glazed windows, cupboard housing wall mounted boiler, standing radiator.

BATHROOM

Rear aspect double glazed frosted window, shower cubicle with rainfall shower head, vanity unit incorporating wash hand basin, downlighting, low level wc.

FRONT

Off street parking for two vehicles, electric charging point.

REAR GARDEN

Mainly laid to lawn, garden shed, side access and panel enclosed fence.

COUNCIL TAX

London Borough of Hillingdon - Band D - £2,045.46

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

DISTANCE TO STATIONS

West Ruislip (0.5 Miles) - Central/Chiltern Railways
Ruislip (0.8 Miles) - Metropolitan/Piccadilly



92 High Street, Ruislip, Middlesex, HA4 8LS

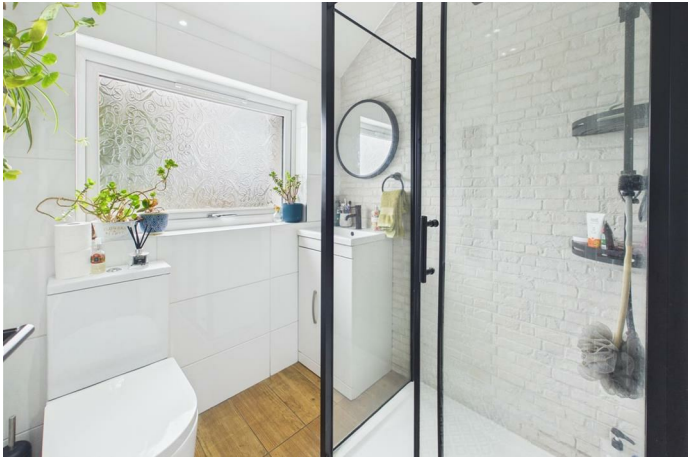
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



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