



Sharps Lane, Ruislip, HA4 7JQ
£1,250,000



NO UPPER CHAIN. Gibson Honey are delighted to present to the market this four bedroom detached residence boasting generous accommodation with potential to extend subject to the usual planning constraints. Situated just footsteps from Ruislip's bustling High Street, this premier property briefly comprises: two spacious reception rooms, large kitchen/breakfast room, master bedroom with en suite, three further good sized bedrooms and family bathroom. The property benefits include: an expansive entrance hall, ample off street parking for multiple vehicles, downstairs cloakroom, utility room, gas central heating and large rear garden. Situated on Sharps Lane just off Ruislip High Street with it's local shops and amenities, Waitrose supermarket, doctors surgery, schools such as Bishop Ramsey, bus routes and rail links (Metropolitan and Piccadilly). The property is also ideally located within walking distance to West Ruislip station (Central Line/Chiltern Line) and has easy access to the A40/M25.



ENTRANCE HALL

Front aspect double glazed frosted leaded light window, front aspect double glazed stained leaded light door, stairs to first floor landing, under stairs storage cupboard x 2, down lighting, coved ceiling, radiator, doors to:

LIVING ROOM

Front aspect double glazed leaded light bay window, radiator, coved ceiling.

LOUNGE

Rear aspect double glazed leaded light window, rear aspect double glazed leaded light doors to rear garden, coved ceiling, down lighting, radiator x 2, feature fireplace.

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed leaded light window, rear aspect double glazed leaded light door, skylights, tiled flooring, range of base and eye level units, radiator, coved ceiling, part tiled walls, 5 ring gas oven, extractor hood, one and a half stainless steel sink and drainer, space for fridge freezer, door to:

UTILITY ROOM

Front aspect double glazed frosted leaded light window, front aspect electric door, radiator, band and eye level units, space for washing machine and dryer, wall mounted boiler, door to:

DOWNSTAIRS CLOAKROOM

Low level wc, wall mounted wash hand basin.

LANDING

Storage cupboard housing tank, hatch to loft space, down lighting,

side aspect double glazed stained glass leaded light window, picture rail, doors to:

MASTER BEDROOM

Rear aspect double glazed leaded light window, down lighting, radiator, door to:

EN SUITE

Tiled flooring and walls, vanity unit incorporating wash hand basin, low level wc, down lighting, heated towel rail, double stand in shower cubicle.

BEDROOM TWO

Front aspect double glazed leaded light window, radiator, down lighting, range of built in wardrobes.

BEDROOM THREE

Rear aspect double glazed leaded light window, down lighting, radiator.

BEDROOM FOUR

Front aspect double glazed leaded light window, radiator, down lighting.

BATHROOM

Rear aspect double glazed frosted leaded light window, rear aspect frosted window, tiled flooring and walls, down lighting, low level wc, vanity unit incorporating wash hand basin, panel enclosed bath with mixer taps and shower attachment, heated towel rail.

FRONT

Off Street Parking.

REAR GARDEN

Patio areas, mainly laid to lawn, panel enclosed fence, decking area, garden shed.

COUNCIL TAX

London Borough of Hillingdon - Band G - £3,409.10

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

DISTANCE TO STATIONS

Ruislip (0.5 mi) - Metropolitan/Piccadilly

West Ruislip (0.5 mi) - Central/Chiltern

Ruislip Manor (0.8 mi) - 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		
England & Wales		EU Directive 2002/91/EC 

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