



Bury Avenue, Ruislip, HA4 7RT



NO UPPER CHAIN. Having immense street presence with an imposing front garden, we are delighted to present this extended detached family home. This stunning property has been immaculately maintained by the current owners and briefly comprises: bay fronted living room leading through to the dining room, fitted kitchen, study/bedroom five, large master bedroom with en suite, three further good size bedrooms and family bathroom. The benefits include: entrance porch leading through to welcoming entrance hall, downstairs cloakroom, utility room (previously the garage), off street parking for multiple vehicles, gas central heating, landscaped rear garden with beautiful outbuilding and storage shed attached. Bury Avenue is situated in North Ruislip close to Ruislip Woods & Lido and Ruislip's extensive High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). It should be noted that there are a number of highly regarded schools within close proximity. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



### ENTRANCE PORCH

Dual aspect double glazed leaded light windows, front door, porcelain tiled flooring, through to:

### ENTRANCE HALL

Front door, radiator with decorative cover, under stairs cupboard, stairs to first floor landing, engineered wooden flooring, doors to:

### DOWNSTAIRS CLOAKROOM

Extractor fan, heated towel rail, coved ceiling, low level wc, pedestal wash hand basin, porcelain tiled flooring, tiled walls, down lighting.

### LIVING ROOM

Front aspect double glazed leaded light bay window with shutters, radiator x 2, engineered wooden flooring, gas feature fireplace, coved ceiling, through to:

### DINING ROOM

Rear aspect double glazed bi fold doors, radiator, engineered wooden flooring, coved ceiling.

### STUDY

Rear aspect double glazed leaded light window, radiator, coved ceiling.

### UTILITY ROOM

Previously the garage - heated towel rail, built in overhead cupboards, range of base and eye level units, space for washing machine and tumble dryer, tiled flooring, double doors to front.

### KITCHEN

Rear aspect double glazed leaded light window, integrated Bosch electric oven, induction Bosch hob, ceramic tiled flooring, range of base and eye level units with granite work surfaces over; inset one and a half sink and drainer, water softener, cupboard housing wall mounted combination Vaillant boiler, radiator, side aspect double glazed frosted door to side access, integrated Bosch dishwasher, integrated Bosch fridge freezer, storage cupboard, down lighting, coved ceiling.

### LANDING

Loft access (part boarded, pull down ladder, part insulated, lighting), side aspect double glazed leaded light frosted window, doors to:

### BEDROOM ONE

Front aspect double glazed leaded light window with shutters, radiator, coved ceiling, door to:

### EN SUITE

Front aspect double glazed leaded light frosted window, stand in shower cubicle, low level wc, vanity unit incorporating wash hand basin with Grohe fittings, heated towel rail, down lighting, porcelain tiled flooring, under floor heating.

### BEDROOM TWO

Rear aspect double glazed leaded light window, coved ceiling, radiator.

### BEDROOM THREE

Rear aspect double glazed leaded light window, coved ceiling, radiator.

### BEDROOM FOUR

Front aspect double glazed leaded light window with shutters, built in wardrobe, radiator.

### BATHROOM

Side aspect double glazed frosted window, low level wc with concealed cistern, panel enclosed bath with hand shower attachment and waterfall shower head above, heated towel rail, built in cupboard, tiled flooring, pedestal wash hand basin, down lighting.

### FRONT

Off street parking for several vehicles.

### REAR GARDEN

Large composite decking area with up lights, side access, outside power points, security lighting, mainly laid to lawn, pathway to outbuilding, well mature shrubs and borders.

### OUTBUILDING/STUDIO

Skylights x 2, log burner, down lighting, power, radiator, front aspect double glazed doors, outside lighting.

### STORAGE SHED

Side aspect door, power and lighting.

### COUNCIL TAX

London Borough of Hillingdon - Band G - £2,934.08

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

### DISTANCE TO STATIONS

Ruislip (1.3 miles) - Metropolitan/Piccadilly  
West Ruislip (1.4 miles) - Central



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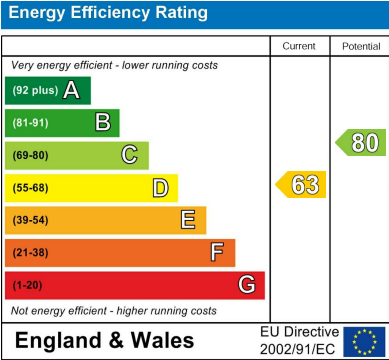
Approximate total area<sup>®</sup>  
1738.26 ft<sup>2</sup>  
Reduced headroom  
4.84 ft<sup>2</sup>

(†) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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