



Windmill Hill, Ruislip, HA4 8QE



NO UPPER CHAIN. A rare chance to secure a larger than average, characterful detached home showcasing striking Art Deco details and a wealth of original features. Generously extended and beautifully proportioned, the property offers four double bedrooms, a welcoming sitting room, a large living/dining space a spacious kitchen ideal for family life and two bathrooms.

Additional highlights include gas central heating, downstairs cloakroom, a garage with private driveway, a utility room, a brick built storage outbuilding and a substantial rear garden that provides excellent scope for outdoor living.

Situated on Windmill Hill, the home is perfectly placed for several highly regarded schools and within easy reach of both Ruislip and Ruislip Manor High Streets, offering a wide selection of shops, restaurants, bus routes and Metropolitan/Piccadilly line stations. The A40 is close by, ensuring swift access to Central London and the Home Counties.

An internal viewing is strongly recommended to appreciate the space, charm and potential this unique property offers.



### ENTRANCE HALL

Original front door, original oak flooring, cast iron radiator, stairs to first floor landing, picture rail, front aspect double glazed aluminium frosted window, doors to:

### DOWNSTAIRS CLOAKROOM

Low level wc, wall mounted wash hand basin, extractor fan, under floor heating.

### SITTING ROOM

Front aspect double glazed aluminium bay window, feature working fireplace, built in storage cupboards, picture rail, ceiling rose.

### LIVING/DINING ROOM

Rear aspect double glazed aluminium windows, picture rail, cast iron radiator, double radiator, rear aspect double glazed aluminium doors to:

### CONSERVATORY

Rear aspect glazed doors to rear garden, rear aspect glazed windows, log burner, plug in electric radiator, skylight.

### KITCHEN

Rear aspect double glazed aluminium window, original oak flooring, range of base and eye level units with granite worksurfaces over, inset butler sink, Bosch induction hob with extractor fan over, dish washer, integrated fridge freezer, double Bosch oven and microwave.

### UTILITY ROOM

Skylight, wall mounted boiler, megaflor, base level units with stainless steel sink and drainer, space for washing machine and tumble dryer, access to brick built shed.

### LANDING

Front aspect double glazed aluminium frosted window, picture rail, double radiator, storage cupboard, stairs to master bedroom, door to:

### BEDROOM TWO

Front aspect double glazed aluminium bay window, double radiator, picture rail.

### BEDROOM THREE

Rear aspect double glazed aluminium window, double radiator, picture rail.

### BEDROOM FOUR

Rear aspect double glazed aluminium window, double radiator, picture rail.

### BATHROOM

Side aspect double glazed frosted aluminium window, heated towel rail, low level wc, panel enclosed bath with wall mounted shower attachment, vanity unit incorporating wash hand basin, tiled flooring with under floor heating, extractor fan.

### MASTER BEDROOM

Dual aspect double glazed aluminium windows, double radiator x 2, large built in wardrobe, under eaves storage, door to:

### EN SUITE

Side aspect double glazed frosted aluminium window, heated towel rail, low level wc, panel enclosed bath, tiled flooring with under floor heating, vanity unit incorporating wash hand basin, large stand in shower cubicle, shave point, built in storage cupboard.

### REAR GARDEN

Shed with fridge, further garden shed, mainly laid to lawn, patio area, sitting area with bench, side access, bbq area, outside tap.

### BRICK BUILT SHED

Rear aspect window, power and lighting.

### GARAGE

Electric roller door plus wooden front doors, power and lighting.

### FRONT

Off street parking.

### COUNCIL TAX

London Borough of Hillingdon - Band F - £2,954.55

NB WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### DISTANCE TO STATIONS

Ruislip Manor - Metropolitan/Piccadilly - 0.2 Miles

Ruislip - Metropolitan/Piccadilly - 0.6 Miles



92 High Street, Ruislip, Middlesex, HA4 8LS

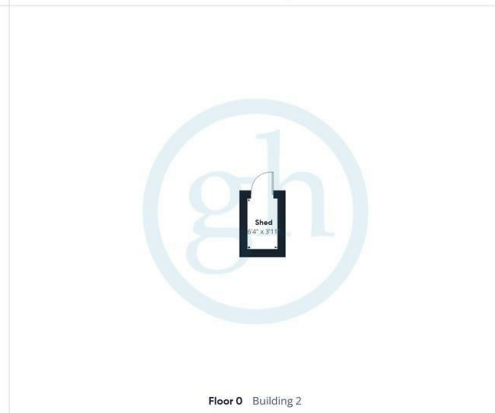
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Approximate total area<sup>®</sup>  
2375 ft<sup>2</sup>

Reduced headroom  
83 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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



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