



Meadway, Ruislip, HA4 7QW
£1,050,000

We are delighted to introduce this charming four-bedroom detached home, situated on Meadway in the highly sought-after area of North Ruislip. This delightful property offers four spacious bedrooms, a modern family bathroom, two additional W/Cs, versatile reception rooms and a spacious conservatory. The converted loft room, complete with a loft ladder and generous eaves storage, provides excellent additional space and versatility. Outside, the property benefits from mature rear garden measuring approximately 100ft, featuring an outbuilding complete with a shower room and toilet and a sunroom. A separate garage is conveniently positioned to the side of the property, while the front provides ample off-street parking for approximately five vehicles.

Perfectly positioned, Meadway is just a short stroll from Ruislip High Street, offering an excellent selection of shops, restaurants and convenient transport links. Nature lovers will also appreciate the nearby Ruislip Woods, Ruislip Lido and Pinn Fields. Backing onto allotments, the property enjoys a peaceful and private setting, while commuters benefit from superb connections into Central London via three major Underground lines, as well as easy access to the M40, M4 and M25



ENTRANCE HALL

Front aspect door, down lighting, LVT flooring, radiator, picture rail, doors to:

LIVING ROOM

Front aspect double glazed leaded light window, LVT flooring, downlighting, picture rail, double radiator, rear aspect double glazed leaded light window, rear aspect double glazed leaded light doors to:

CONSERVATORY

Rear aspect double glazed sliding doors to the garden, double radiator x 2, storage cupboard, solid oak wooden flooring.

KITCHEN

Rear aspect double glazed window, side aspect double glazed frosted window, a range of base and eye level units, double inset sink with drainer, 4 ring gas hob, double radiator, downlighting, tiled flooring, tiled walls, cupboard housing Worcester combination boiler, a range of integrated appliances including oven, microwave, dishwasher, washing machine, fridge freezer.

WC

Rear aspect double glazed leaded light frosted window, tiled walls, tiled floors, downlighting, wash hand basin, low level wc.

BEDROOM FOUR/RECEPTION ROOM

Front aspect double glazed bay window, LVT flooring, feature fireplace, picture rail, double radiator.

FIRST FLOOR LANDING

Rear aspect double glazed leaded light window with a view to the garden, access to loft, doors to:

BEDROOM ONE

Front aspect double glazed leaded light window, LVT flooring, radiator, picture rail, built in wardrobes.

BEDROOM TWO

Front aspect double glazed leaded light bay window, double radiator, picture rail, storage cupboard.

BEDROOM THREE

Rear aspect double glazed leaded light window, LVT flooring, double radiator, picture rail.

BATHROOM

Rear aspect double glazed leaded light frosted window, side aspect double glazed leaded light frosted window, tiled walls, heated towel rail, downlighting, wash hand basin with mixer taps, shower cubicle with wall mounted rainfall shower head and separate panel enclosed bath.

WC

Side aspect double glazed frosted window, low level wc, tiled walls LVT flooring.

LOFT ROOM

Rear aspect double glazed velux window x 2, electric radiator, approximately 50ft of eaves storage,

FRONT

Driveway parking for approximately five cars, electric charging point.

REAR GARDEN

Mainly laid to lawn, storage shed x 2, summerhouse, outbuilding, garage, side access.

GARAGE

Rear aspect double glazed window, side aspect double glazed window x 2, front aspect doors, downlighting, power, electric radiator

SUMMERHOUSE

Side aspect window, front aspect doors. power, lighting, built in storage,

CABIN

Currently being used as open planned lounge/kitchen area, with bedroom and ensuite. Electric radiator, downlighting, stainless steel sink with drainer and mixer taps, front aspect double doors and single side aspect door, dual aspect windows, heated towel rail, wash hand basic, low level wc, shower cubicle with wall mounted shower.

COUNCIL TAX

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

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

DISTANCE TO STATIONS

Ruislip (0.7 Miles) - Metropolitan and Piccadilly line
West Ruislip (0.8 Miles) - Central and Chiltern Line



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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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