



Windmill Hill, Ruislip, HA4 8QF

We are pleased to present to the market this beautifully extended and thoughtfully modernised six bedroom detached home with four bathrooms, offering exceptional space, style, and versatility which is perfect for growing families or those in need of multi-generational living. This impressive residence boasts a rear extension and completed loft conversion, now featuring two spacious double bedrooms and a stylish modern bathroom on the top floor. The result is a generous and well-balanced layout spread over three levels, combining contemporary comforts with traditional charm. The ground floor features a bright and airy entrance hall leading to multiple reception areas, ideal for both relaxing and entertaining, office room and kitchen/breakfast room. On the first floor, there are four good size bedrooms, two featuring ensuites and one family bathroom with a study room. Externally, the property benefits from off-street parking and a large private rear garden.

Located just moments from Ruislip Manor High Street, excellent schools, and both Ruislip and Ruislip Manor tube stations (Metropolitan & Piccadilly lines). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. This property combines comfort, convenience, and charm in equal measure.



ENTRANCE HALL

Front aspect double glazed frosted leaded light entrance door, front aspect double glazed leaded light frosted window, hard wooden flooring, downlighting, coved ceiling, under stair storage cupboard x 2, doors to:

LIVING ROOM

Front aspect double glazed leaded light window, downlighting, coved ceiling, radiator, feature fireplace.

OFFICE

Front aspect double glazed window, hard wooden flooring, coved ceiling, downlighting, radiator.

SITTING ROOM

Hard wooden flooring, downlighting, coved ceiling, radiator, double doors to:

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed windows, rear aspect double glazed sliding door to rear garden, tiled flooring, downlighting, coved ceiling, a range of base and eye level units, breakfast bar, stainless steel sink with drainer, space for oven with six gas hob rings and extractor hood, dishwasher and fridge freezer, leading to:

UTILITY ROOM

Skylight, a range of base and eye level units, downlighting, coved ceiling, space for washing machine, dryer and freezer.

LOUNGE AREA

Dual aspect double glazed windows, side aspect double glazed door to rear garden, hard wooden flooring, downlighting, coved ceiling, radiator.

FIRST FLOOR LANDING

Side aspect double glazed frosted leaded light window, downlighting, coved ceiling, stairs to second floor landing, doors to:

BEDROOM ONE

Rear aspect double glazed leaded light window, hard wooden flooring, coved ceiling, downlighting, a range of built in wardrobes, door to:

ENSUITE

Tiled flooring, tiled walls, coved ceiling, downlighting, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

BEDROOM TWO

Rear aspect double glazed leaded light window, hard wooden flooring, coved ceiling, downlighting, radiator, door to:

ENSUITE

Tiled flooring, tiled walls, coved ceiling, downlighting, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

BEDROOM THREE

Front aspect double glazed leaded light window, hard wooden flooring, coved ceiling, downlighting, radiator.

BEDROOM FOUR

Front aspect double glazed leaded light window, hard wooden flooring, coved ceiling, downlighting, a range of built in wardrobes, radiator.

STUDY

Front aspect double glazed leaded light window, hard wooden flooring, coved ceiling, downlighting, radiator.

BATHROOM

Skylight, tiled flooring, tiled walls, tiled enclosed bath with mixer taps, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail.

SECOND FLOOR LANDING

Skylight, downlighting, radiator x 2, doors to:

BEDROOM FIVE

Front aspect double glazed leaded light window, hard wooden flooring, skylight, built in storage cupboard.

BEDROOM SIX

Skylight, hard wooden flooring, downlighting, eaves storage.

BATHROOM

Tiled flooring, tiled walls, coved ceiling, downlighting, tiled enclosed bath with mixer taps, shower cubicle with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

FRONT

Off street parking for multiple vehicles.

REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, garden shed x 1, side access, wooden hut with power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

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

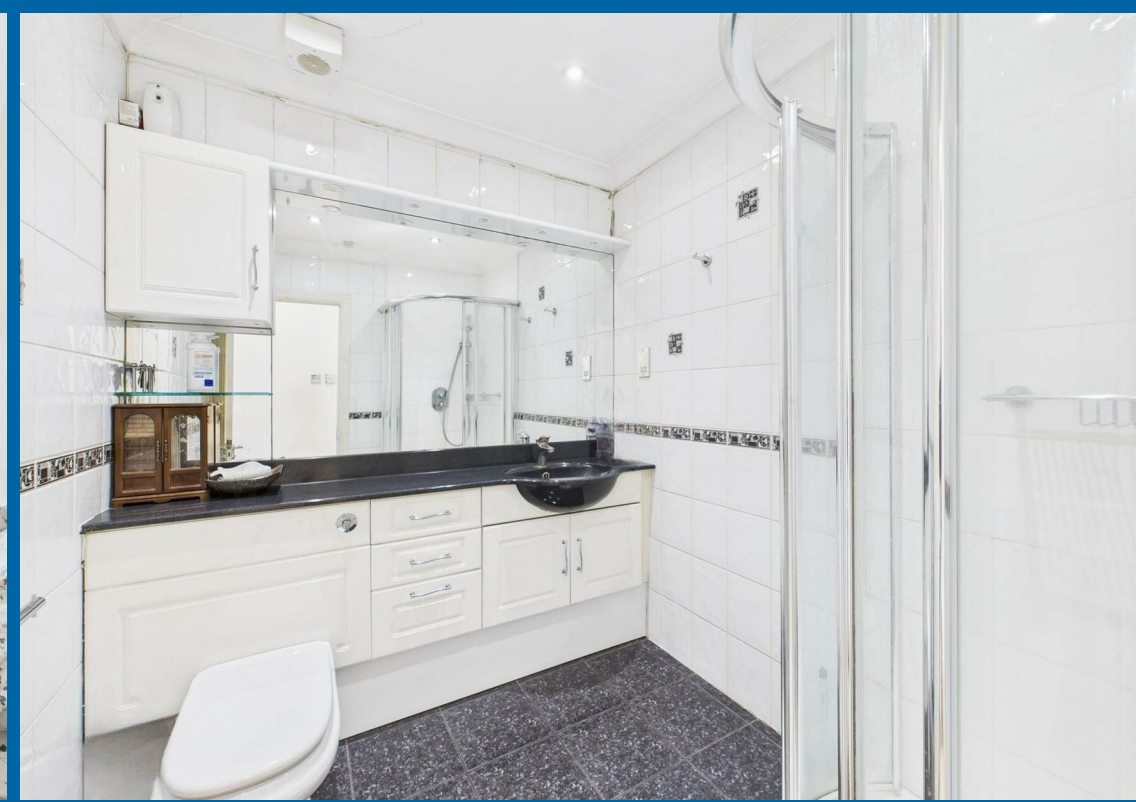
DISTANCE TO STATIONS

Ruislip Manor - Metropolitan/Piccadilly - 0.2 Miles

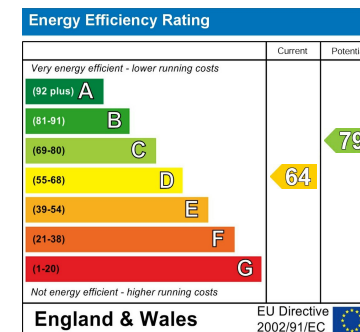
Ruislip - Metropolitan/Piccadilly - 0.6 Miles



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