



Meadway, Ruislip, HA4 7QW

£1,450,000



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Situated in the desirable Meadway, this contemporary five-bedroom detached chalet bungalow offers approximately 2,400 sq ft of luxurious living space and has been meticulously designed and constructed to perfection. Designed with both style and practicality in mind, the property features an expansive open-plan kitchen and reception area with high-spec integrated appliances and a central island. Bi-folding doors open to a landscaped rear garden, extending the living space outdoors. A separate reception room provides a formal living area, while two ground floor bedrooms and shower room offers privacy. Additional amenities include a second kitchen/utility room and ample storage throughout. The first floor hosts three well-proportioned bedrooms, all with eaves storage. There are two double bedrooms that boast a luxurious en-suite bathroom with a shower and wash hand basin. A contemporary four piece family bathroom serves the remaining bedroom. Externally, the property offers a driveway for numerous vehicles, with additional on-road parking available. There is a rear garden storage shed providing extra space and an outbuilding which is currently used as a home gym. Situated approximately 3/4 mile from the extensive High Street which offers a good range of local shops, bus routes and rail links (Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Whiteheath, B.V.I, Warrender (infant and junior) & Bishop Ramsey(C of E). The A40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect double entrance doors, front aspect double glazed frosted window, engineered wooden flooring, storage cupboard x 2, downlighting, radiator, stairs to first floor landing, doors to:

LIVING ROOM

Dual aspect double glazed window, side aspect double glazed frosted window, rear aspect double glazed bi-fold door to rear garden, engineered wooden flooring radiator x 2, sonos speaker & surround sound system.

THROUGH LOUNGE

Front aspect double glazed bay window, engineered wooden flooring, downlighting, radiator, open to:

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed bi-fold doors to rear garden, engineered wooden flooring, downlighting, a range of storage units, a range of base and eye level units, two stainless steel sinks with Quooker tap, glass splash back, breakfast bar, induction hob with extractor hood, sonos surround speakers, a range of integrated Neff appliances including: double ovens, fridge freezer, dishwasher and wine cooler. Door to:

KITCHEN/UTILITY ROOM

Rear aspect double glazed window, engineered wooden flooring, part tiled walls, downlighting, wall mounted boiler, mega-flo tank, a range of base and eye level units, Bosch induction hob, stainless steel sink with drainer, space for appliances including fridge freezer, washing machine and dryer.

BEDROOM ONE

Front aspect double glazed bay window, side aspect double glazed window, engineered wooden flooring, downlighting, radiator, fitted wardrobe.

BEDROOM FIVE

Front aspect double glazed window, engineered wooden flooring, downlighting, radiator, fitted wardrobe.

SHOWER ROOM

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

FIRST FLOOR LANDING

Front aspect double glazed window, engineered wooden flooring, downlighting, hatch to loft space, doors to:

BEDROOM TWO

Rear aspect double glazed window, radiator, downlighting, fitted wardrobe, eaves storage, door to:

ENSUITE ONE

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

BEDROOM THREE

Rear aspect double glazed window, downlighting, radiator, fitted wardrobe, eaves storage, door to:

ENSUITE TWO

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

BEDROOM FOUR

Rear aspect double glazed window, downlighting, fitted wardrobe, radiator.

BATHROOM

Front aspect double glazed frosted window, tiled flooring, tiled walls, shower cubicle with shower attachment and mixer taps, wooden panel enclosed bath with shower attachment and mixer taps, vanity unit incorporating wash hand basin, low level wc, downlighting, heated towel rail.

FRONT

Off street parking for numerous vehicles.

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, side access, garden canopy, outside cold and hot water tap with sink, door to:

OUTBUILDING

Side aspect double glazed entrance door, engineered wooden flooring, downlighting, storage heaters x 2, front aspect double door to the front.

STORAGE SHED

Power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,820.11

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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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area^m
2438 ft²
Reduced headroom
170 ft²

(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) 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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