



Westholme Gardens, Ruislip, HA4 8QJ

NO UPPER CHAIN. An extremely spacious four bedroom 'Bowers' built semi-detached family home which is presented to the market in excellent condition. A superb location, just a few minutes walk to Ruislip Manor High Street and the Metropolitan/Piccadilly Line Station. The A40 is also close by providing access to the M25 and M40. This well proportioned property briefly comprises : four good size bedrooms, family bathroom, ensuite shower room, walk in wardrobe, bright and spacious kitchen/breakfast room and two further receptions. The property benefits include : double glazing, gas central heating, generous sized hall & landing areas, well maintained rear garden, off street parking and many other features. An internal inspection is thoroughly recommended to appreciate the size and quality on offer.



ENTRANCE HALL

Front door, front aspect stained glass windows, understairs cupboard, double radiator, stairs to first floor landing, doors to:

DOWNSTAIRS CLOAKROOM

Wall mounted wash hand basin, extractor fan, low level wc, built in cupboard.

LIVING ROOM

Front aspect double glazed bay window, feature fireplace, picture rail, laminate effect flooring, double radiator, coved ceiling.

DINING ROOM

Rear aspect double glazed window, rear aspect French doors to rear garden, double radiator, laminate effect flooring, coved ceiling, feature fire place.

STUDY

Front aspect double glazed window, double radiator, picture rail, laminate effect flooring.

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed window, rear aspect double glazed French doors to rear garden, down lighting, range of base and eye level units, 5 ring gas hob, electric oven, extractor hood, space for fridge freezer, one and a half stainless steel sink and drainer, integrated dishwasher, door to:

UTILITY ROOM

Side aspect double glazed window, spaces for washing machine and tumble dryer, cupboard housing wall mounted Worcester boiler and mega flo, range of base level units, stainless steel sink, extractor fan.

LANDING

Skylight, hatch to loft space, picture rail, doors to:

BEDROOM ONE

Front aspect double glazed bay window, range of built in wardrobes, radiator, picture rail, coved ceiling.

BEDROOM TWO

Rear aspect double glazed window, range of built in wardrobes, downlighting, door to:

WALK IN WARDROBE

Range of built in wardrobes, down lighting, through to:

EN SUITE

Rear aspect double glazed frosted window, low level wc with concealed cistern, vanity unit incorporating wash hand basin, stand in shower cubicle, heated towel rail, down lighting, built in cupboards, extractor fan.

BEDROOM THREE

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

BEDROOM FOUR

Front aspect double glazed window, picture rail, radiator.

BATHROOM

Rear aspect double glazed frosted window, jacuzzi bath, low level wc with concealed cistern, vanity unit incorporating wash hand basin, large stand in shower cubicle, down lighting, extractor fan, fully tiled walls, heated towel rail.

FRONT

Off street parking for several vehicles, outside power point.

REAR GARDEN

Side access, mainly laid to lawn, patio area, panel enclosed fence, garden shed, pergola.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09

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

DISTANCE TO STATIONS

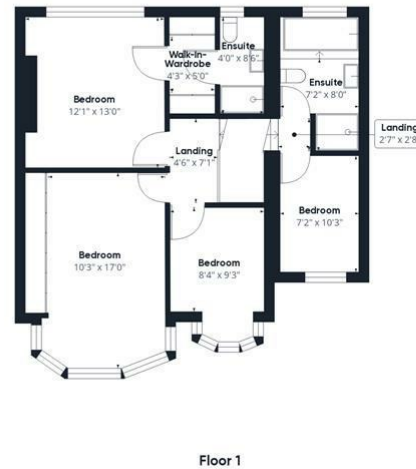
Ruislip Manor (0.2 Miles) - Metropolitan/Piccadilly

Ruislip (0.6 Miles) - Metropolitan/Piccadilly

Eastcote (0.7 Miles) - Metropolitan/Piccadilly







Approximate total area⁽¹⁾
1568.9 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(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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