



Hill Lane, Ruislip, HA4 7JJ
£1,100,000



NO UPPER CHAIN. Situated on the sought-after Hill Lane in Ruislip, this beautifully presented four DOUBLE bedroom, four bathroom semi-detached family home offers spacious and versatile accommodation arranged over three floors, including a superb loft conversion and generous rear garden with summer house. Upon entering, you are welcomed by a grand entrance hall that sets the tone for the rest of the property. The ground floor features a bright and spacious living/dining room, perfect for both relaxing and entertaining, alongside a well-appointed open-plan kitchen and family area that forms the heart of the home. There is also a convenient downstairs WC and a ground floor bedroom complete with its own ensuite, ideal for guests, multigenerational living, or a home office setup. The first floor comprises two generous double bedrooms, including a luxurious principal bedroom benefiting from a walk-in wardrobe and private ensuite shower room. A stylish family bathroom serves the remaining bedroom on this floor. The impressive second-floor loft conversion provides an additional spacious bedroom with ensuite, creating a private and versatile top-floor retreat. Externally, the property boasts a good-sized rear garden, ideal for families and outdoor entertaining, along with a summer house offering excellent additional space for leisure, work, or storage. Hill Lane is within easy walking distance of Ruislip High Street, offering a range of restaurants and local shops. Access to Central London and the Home Counties is made easy, with multiple bus and tube links, including the Metropolitan, Piccadilly & Central lines. The property is conveniently located for many highly regarded local schools including BWI, Bishop Ramsey and Whiteheath.



ENTRANCE HALL

Front aspect door, tiled flooring with underfloor heating, under stair storage cupboards, stairs to first floor landing, downlighting, doors to:

LIVING/DINING ROOM

Front aspect double glazed part bay window, downlighting, underfloor heating.

KITCHEN/LIVING AREA

Rear aspect double glazed bi fold doors to rear garden, rear aspect double glazed window, tiled flooring with under floor heating, a range of

base and eye level units. five gas ring hob with extractor hood, integrated oven x 2, inset sink with drainer, integrated washing machine, dishwasher and dryer.

DOWNSTAIRS WC

Tiled walls, tiled flooring, low level WC, vanity sink with mixer taps.

BEDROOM FOUR

Front aspect double glazed window, tiled flooring, downlighting, door to:

ENSUITE

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

FIRST FLOOR LANDING

Tiled flooring, downlighting, radiator, stairs to second floor landing, doors to:

BEDROOM ONE

Rear aspect double glazed window, tiled flooring, radiator, downlighting, leading to:

WALK-IN-WARDROBE

Front aspect double glazed window, tiled flooring, a range of built in wardrobes, downlighting, wall mounted radiator, door to:

ENSUITE

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

BEDROOM TWO

Dual aspect double glazed windows, tiled flooring, radiator, downlighting, door to:

BATHROOM

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

SECOND FLOOR LANDING

Eaves storage, downlighting, tiled flooring, door to:

BEDROOM THREE

Rear aspect double glazed window, tiled flooring, radiator, downlighting, eaves storage, skylight, door to:

ENSUITE

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

FRONT

Off street parking.

REAR GARDEN

Decked area, patio pathway, panel enclosed fence, mainly laid to artificial grass, storage shed, door to:

SUMMER HOUSE

Side aspect window, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,500.01

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

DISTANCE TO STATIONS

West Ruislip (0.4 miles) - Central Line/Chiltern Railways
Ruislip (0.7 miles) - Metropolitan/Piccadilly
Ickenham (1.0 miles) - Metropolitan/Piccadilly



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(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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