

Howletts Lane, Ruislip, HA4 7SA

£1,350,000

gibsonhoney

GibsonHoney are delighted to present this impressive detached family home, situated in the heart of North Ruislip on Howlets Lane. Offering approximately 2,500 sq ft of versatile accommodation, the property comprises four bedrooms, including a principal bedroom with en-suite, family bathroom, downstairs shower room, spacious reception/living and dining areas, study and a large kitchen/breakfast room.

One of the property's most impressive features is undoubtedly its exceptional rear garden extending to approximately 7,600 sq ft, believed to be one of the largest in Ruislip. The garden features a large wrap-around patio, ideal for entertaining, together with a substantial outbuilding providing an excellent home office or workspace.

Conveniently located approximately three-quarters of a mile from Ruislip's extensive amenities, with excellent transport links via Ruislip and West Ruislip stations. A range of well-regarded schools, parks and playing fields are also within easy reach.







ENTRANCE HALL
Front aspect frosted window, front aspect door, double radiator, storage cupboard x 2, parquet flooring, doors to:

LIVING ROOM
Front aspect double glazed leaded bay window, double radiator x 2, gas fireplace, parquet flooring.

DINING ROOM
Rear aspect double glazed leaded light doors, double radiator x 2, parquet flooring.

KITCHEN
Rear aspect double glazed leaded light window, rear aspect double glazed leaded light doors to patio, range of base and eye level units, tiled flooring, partly tiled walls, downlighting, NEF induction hob, AEG oven x 2, extractor fan hood, inset sink with drainer, plug socket with USB output, integrated dishwasher, fridge freezer and wine chiller.

SHOWER ROOM
Side aspect frosted window, tiled flooring, tiled walls, low level wc with concealed system, vanity unity incorporating wash hand basin, downlighting, shower cubicle with rainfall shower head attachment, heated towel rail.



STUDY
Side aspect frosted window, double radiator, ventilation, parquet flooring.

FIRST FLOOR LANDING
Rear aspect frosted window, storage cupboards, access to loft, solid oak floorings, doors to:

BEDROOM ONE
Front aspect double glazed leaded light window x 2, built in wardrobes, solid oak flooring, double radiator.

ENSUITE
Rear aspect double glazed leaded light frosted window, tiled flooring, tiled walls, low level wc with concealed system, vanity unity incorporating wash hand basin, tile enclosed bath, downlighting, shower cubicle with shower head attachment, heated towel rail.

BEDROOM TWO
Front aspect double glazed leaded light window, built in wardrobes, solid oak flooring, double radiator.

BEDROOM THREE
Rear aspect double glazed leaded light window, solid oak flooring, double radiator.

BEDROOM FOUR
Rear aspect double glazed leaded light window, solid oak flooring, double radiator.

FAMILY BATHROOM
Rear aspect double glazed leaded light window, tiled flooring, tiled walls, low level wc with concealed system, vanity unity incorporating wash hand basin, tile enclosed bath, downlighting, shower cubicle with shower head attachment, heated towel rail.

FRONT
Partly laid to lawn, off street parking for several vehicles.

REAR GARDEN
Mainly laid to lawn, panel enclosed fence, patio area, outbuilding, shed, side access.

OUTBUILDING
Triple aspect windows, front aspect double doors, air conditioning, lighting, power.

GARAGE
Side aspect leaded light frosted door, side aspect leaded light frosted window, metres, vaillant combination boiler, power, lighting, space for washing machine and dryer.

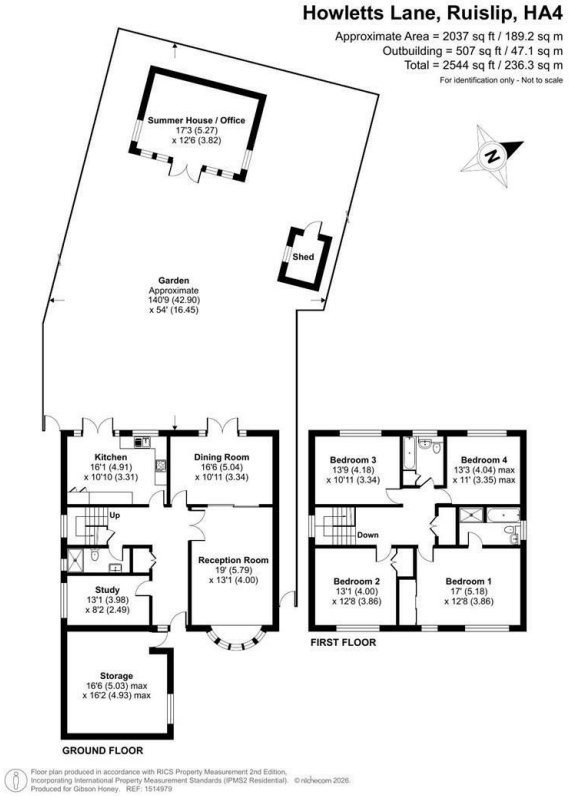
COUNCIL TAX
London Borough of Hillingdon - Band G - £3,409.10

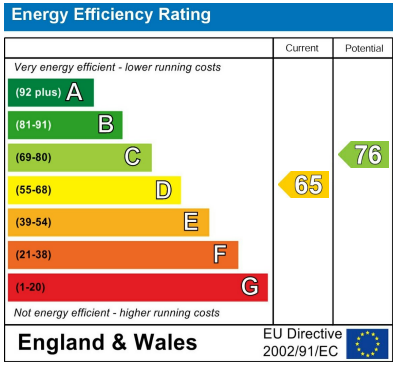
N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

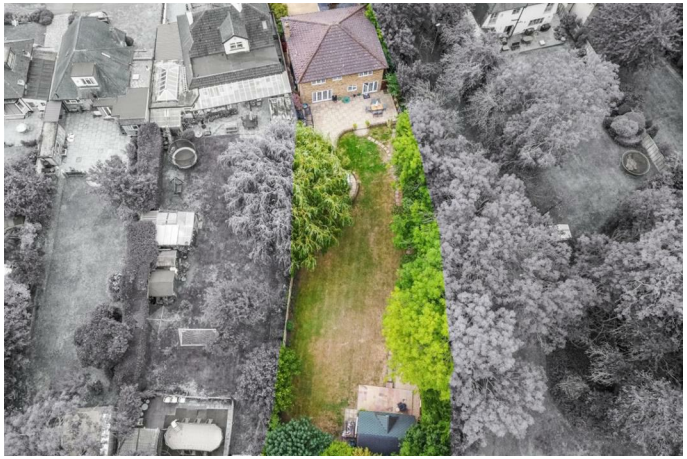
DISTANCE TO STATIONS
West Ruislip (1.3 Miles) - Central/Chiltern Railways
Ruislip (1.4 Miles) - Metropolitan/Piccadilly

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