



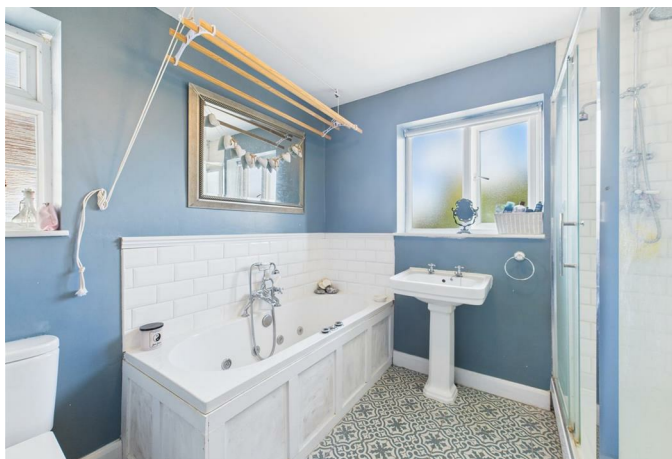
Highgrove Way, Ruislip, HA4 8EA  
£800,000





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A well proportioned three bedroom semi detached property set in this prime location. Coming to the market with ample opportunity to extend subject to the usual planning constraints, this extremely well presented family home briefly comprises: Three good size bedrooms, family bathroom, living room and kitchen/diner. The property benefits include: Double glazing, downstairs cloakroom, garage, off street parking, large rear garden, outbuilding which is currently used as a bar and a storeroom. The property is located close to Ruislip High Street with its local restaurants, shops and transport facilities. It is also close to Ruislip Manor and Eastcote underground stations, both served by the Metropolitan and Piccadilly line which offer regular and speedy connection to Baker Street and the City. This house is ideally set for a number of highly regarded schools including Warrender and Bishop Ramsey.



## ENTRANCE PORCH

Front aspect double glazed entrance door, dual aspect double glazed window, door to:

## HALLWAY

tilled flooring, doors to:

## DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, radiator, wall mounted wash hand basin, low level wc.

## LIVING ROOM

Front aspect double glazed part bay window, coved ceiling, radiator, fireplace.

## KITCHEN/DINER

Rear aspect double glazed sliding doors, side aspect double glazed frosted door, rear aspect double glazed window, down lighting, radiator, a range of base and eye level units, integrated

fridge freezer and oven, space for dishwasher, washing machine and tumble dryer, kitchen island with five gas hob rings, fitted storage and breakfast bar, 'Quettle' hot water tap.

## FIRST FLOOR LANDING

Side aspect double glazed frosted window, storage cupboard, loft hatch, doors to:

## MASTER BEDROOM

Front aspect double glazed part bay window, radiator.

## BEDROOM TWO

Rear aspect double glazed window, radiator, fitted wardrobe.

## BEDROOM THREE

Dual aspect double glazed window, radiator.

## BATHROOM

Rear aspect double glazed frosted window, tiled flooring, part tiled walls, shower cubicle with mixer taps and rainfall shower attachment, panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low level wc.

## FRONT

Off street parking.

## GARDEN

Side access, patio area, laid to lawn, sitting area, panel enclosed fencing.

## GARAGE

Side aspect window, up and over door, power and lighting.

## OUTSIDE STORE ROOM

Power and lighting.

## OUTBUILDING

Front aspect windows, power and lighting, tiled flooring, fitted bar area, space for fridge freezer.



92 High Street, Ruislip, Middlesex, HA4 8LS

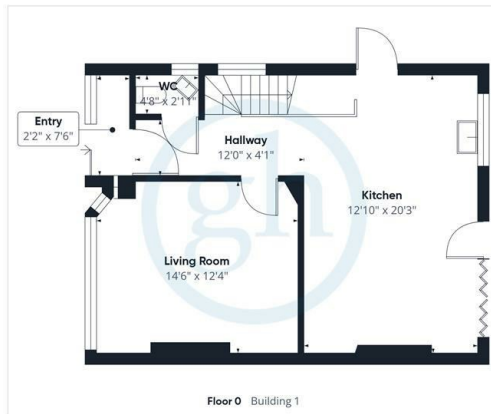
T: 01895 677766

sales@gibsonhoney.co.uk

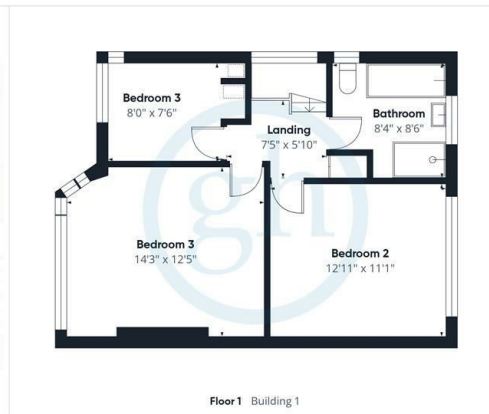
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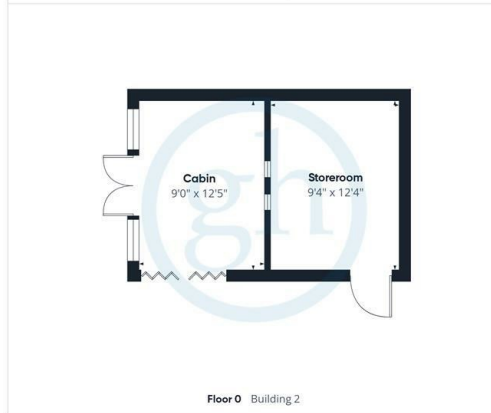
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area<sup>m</sup>  
1453 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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