



Pine Gardens, Ruislip, HA4 9TN  
£775,000





gibsonhoney

Gibson Honey are delighted to present to the market this beautifully presented and fully extended four bedroom semi-detached family home, finished to a high standard throughout and perfectly suited to modern family living. Situated in a highly desirable location, the property briefly comprises: a welcoming entrance hallway with ground floor cloakroom, a bay fronted living room, and a superb open plan kitchen/dining area to the rear, creating an excellent space for both everyday living and entertaining. The first floor provides three well proportioned bedrooms and a contemporary family bathroom. The second floor features an impressive principal bedroom with en-suite shower room, offering a private and peaceful retreat. Further benefits include: garage, entrance porch, gas central heating, double glazing and a private rear garden.

Ideally located within a short walk of Bessingby Park, as well as Ruislip Manor and Eastcote High Streets, which offer a wide selection of shops, cafés and restaurants. Both are served by the Metropolitan and Piccadilly lines. For motorists, the A40 provides easy access to Central London and the Home Counties. A number of highly regarded schools catering for children of all ages are also within close proximity.



### ENTRANCE PORCH

Front aspect door, front aspect double glazed frosted window, doors to;

### HALLWAY

Radiator, under stairs storage cupboard, stairs to first floor landing, doors to;

### LIVING ROOM

Front aspect double glazed bay window, radiator.

### OPEN PLAN KITCHEN/ DINING AREA

Rear aspect double glazed window, bi fold doors opening to rear garden, skylight, downlighting, double radiator, a range of base and eye level units, integrated washing machine, fridge/freezer, dishwasher, microwave, wine fridge, inset butler sink with boiling water tap, range master oven with six gas hob rings.

### DOWNSTAIRS CLOAKROOM

Tiled flooring, downlighting, low level w/c, wash hand basin.

### FIRST FLOOR LANDING

Stairs to second floor landing, cupboard, doors to;

### BEDROOM TWO

Front aspect double glazed bay window, fitted wardrobes, radiator.

### BEDROOM THREE

Rear aspect double glazed window, radiator, fitted wardrobes.

### BEDROOM FOUR

Rear aspect double glazed window, double radiator, storage space with side aspect double glazed window.

### BATHROOM

Front aspect double glazed window, fully tiled walls, tiled flooring, downlighting, free standing bathtub with mixer taps and shower attachment, low level w/c, wash hand basin.

### SECOND FLOOR LANDING

Door to;

### MASTER BEDROOM

Front aspect velux windows rear aspect double glazed window, downlighting, fitted storage, radiator, doors to ensuite-

### ENSUITE

Rear aspect double glazed frosted window, fully tiled walls and flooring,

shower cubicle, sink with vanity unit, heated towel rail, low level w/c.

### FRONT

Off street parking.

### REAR GARDEN

Mainly laid to lawn, artificial grass, patio area, side entrance, garage with rear access to gated service road.

### COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

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

### DISTANCE TO STATIONS

Eastcote (0.5 Miles) - Metropolitan/Piccadilly  
Ruislip Manor (0.8 Miles) - Metropolitan/Piccadilly  
Ruislip Gardens (1.4 Miles) - Central line



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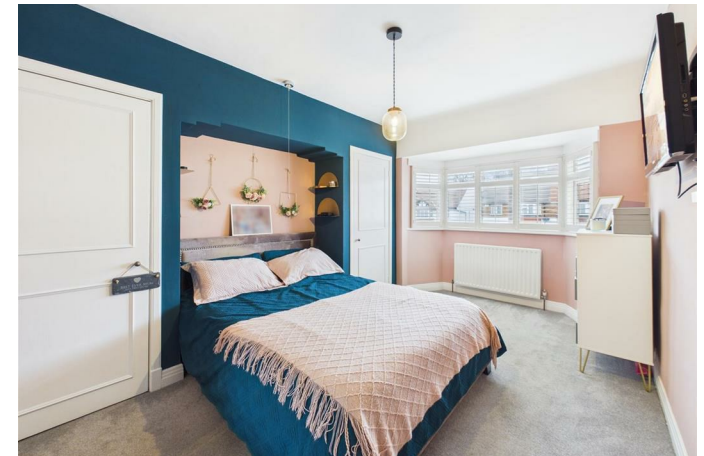
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</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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