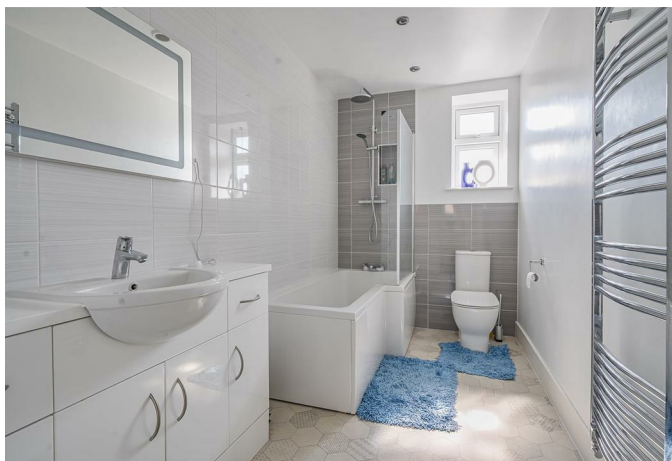




Willow Grove, Ruislip, HA4 6DF

Situated in the desirable Willow Grove, this contemporary five-bedroom detached chalet bungalow offers approximately 2,600 sq ft of luxurious living space. Designed with both style and practicality in mind, the property features an expansive open-plan kitchen and reception area with high-spec integrated appliances and a central island. Bi-folding doors open to a landscaped South facing rear garden, extending the living space outdoors. A separate reception room provides a formal living area, while a ground-floor guest room with en-suite and walk-in wardrobe offers privacy. Additional amenities include a utility room, study/bedroom, and ample storage throughout. The first floor hosts three well-proportioned bedrooms, all with eaves storage. The principal suite boasts a luxurious en-suite bathroom with a shower, freestanding bath, sauna, and double basin. A contemporary family bathroom serves the remaining bedrooms. Externally, the property offers a block-paved driveway for up to three vehicles, with additional on-road parking available. An EV charging point is installed, and a separate garden shed provides extra storage. Located just a short walk from Ruislip Tube Station (Metropolitan and Piccadilly Lines) and High Street, this home is ideally positioned for local amenities, schools, and green spaces. The A40 offers easy access to Central London and the Home Counties.



ENTRANCE PORCH

Front aspect double glazed part frosted entrance door, dual aspect double glazed windows, door to:

HALLWAY

LVT flooring with under floor heating, a range of under stair storage, doors to:

LIVING ROOM

Front aspect double glazed bay window, front aspect double glazed window, LVT flooring with under floor heating.

THROUGH LOUNGE/KITCHEN DINER

Rear aspect double glazed bifold doors with integrated blinds, rear aspect double glazed window with blind attachments, downlighting, LVT flooring with under floor heating, a range of eye and base level units with quartz work surfaces, integrated oven, microwave, dishwasher and space for fridge freezer, central island with granite work surface over and 5 ring gas hob, extractor hood.

UTILITY ROOM

Side aspect double glazed frosted door, downlighting, a range of eye and base level units with integrated boiler (6 years remain on 10 year guarantee) and water softener, space for washing machine and tumble dryer, storage cupboard for Megaflo water tank.

BEDROOM TWO

Front aspect double glazed bay window, LVT flooring with under floor heating, walk in wardrobe, door to:

ENSUITE

Side aspect double glazed frosted window, downlighting, part tiled

walls, LVT flooring with under floor heating, heated towel rail, part tiled walls, tiled flooring, walk in shower with rainfall shower attachment and separate shower attachment with mixer taps, vanity enclosed wash hand basin, low level wc.

BEDROOM FIVE

Rear aspect double glazed doors with integrated blinds, downlighting, LVT flooring with under floor heating.

SHOWER ROOM

Downlighting, part tiled walls, LVT flooring with under floor heating, heated towel rail, shower cubicle with rainfall shower attachment and separate shower attachment with mixer taps, wall mounted wash hand basin, low level wc.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, downlighting, feature chandelier, doors to:

MASTER BEDROOM

Rear aspect double glazed window with seating and storage, downlighting, radiator, fitted storage, eaves storage, loft hatch, door to:

ENSUITE

Rear aspect double glazed frosted window, downlighting, heated towel rail x2, dual vanity enclosed wash hand basins, freestanding bath with shower attachment and mixer taps, shower cubicle with rainfall shower attachment and separate shower attachment with mixer taps, low level wc, sauna, eaves storage.

BEDROOM THREE

Front aspect double glazed window with seating and storage, downlighting, radiator, eaves storage.

BEDROOM FOUR

Front aspect double glazed window with seating and storage, downlighting, radiator, eaves storage.

BATHROOM

Side aspect double glazed frosted window, downlighting, heated towel rail, part tiled walls, vanity enclosed wash hand basin, panel enclosed bath with rainfall shower attachment and separate shower attachment with mixer taps, low level wc.

FRONT

Off street parking for multiple vehicles

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fencing, side access, South facing, garden shed.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,820.11

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

DISTANCE TO STATIONS

Ruislip (0.1 Miles) - Metropolitan/Piccadilly

Ruislip Manor (0.5 Miles)- Metropolitan/Piccadilly

Ruislip Gardens (1.0 Miles)- Central Line





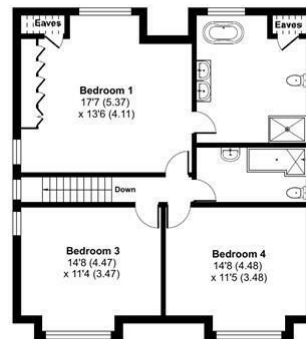
Willow Grove, Ruislip, HA4

Approximate Area = 2519 sq ft / 234 sq m

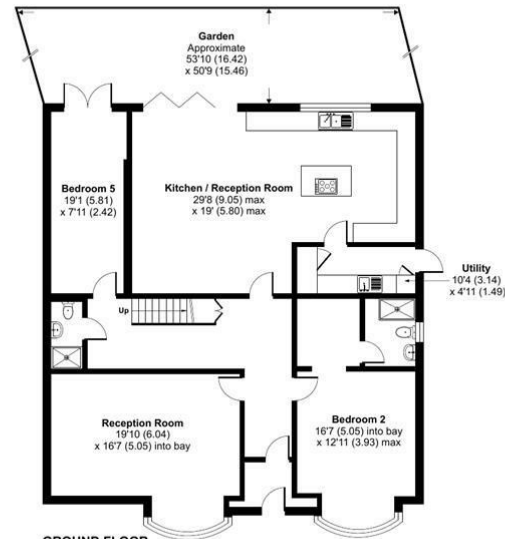
Limited Use Area(s) = 22 sq ft / 2 sq m

Total = 2541 sq ft / 236 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Gibson Honey. REF: 1311835

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(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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