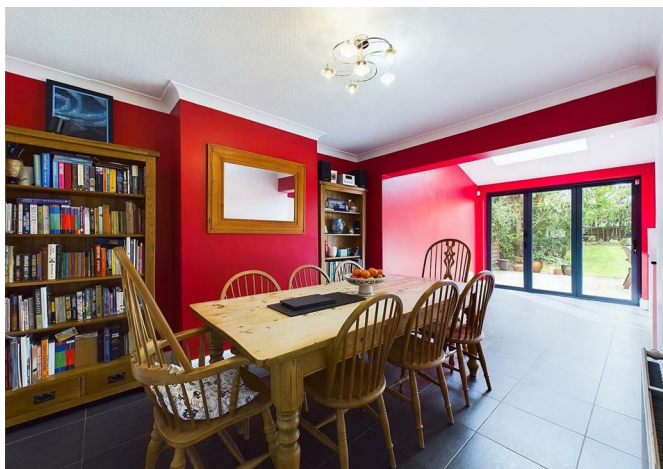




Melthorne Drive Ruislip HA4 0TP



16 Melthorne Drive, Ruislip, Middlesex, HA4 OTP

£775,000

We are delighted to present to the market this stunning FOUR bedroom family home sitting on this quite unique plot with a substantial rear garden offering beautiful & private outside space. Set in this convenient location, this lovely home briefly comprises: Spacious lounge, large kitchen/diner with integrated high end appliances and modern bathroom suite with separate wc. The property benefits include: utility room, en suite bathroom, downstairs cloakroom, welcoming entrance hall, garage, outbuilding currently used as a gym and block paved off street parking. Melthorne Drive is perfectly positioned for South Ruislip with its abundance of shops and amenities. The Old Dairy site including restaurants, Asda and cinema, is just a stones throw away. South Ruislip station (Central/Chiltern) is within walking distance and for the motorist, the A40/Western Avenue is just a short drive away which provides swift access into Central London and the Home Counties. For families the property is ideally located within the catchment areas of the local highly regarded schools such as Queensmead, St Swithun Wells and Deanesfield and is also just a short stroll to the local parks. A viewing is highly recommended to appreciate this truly unique property.

ENTRANCE HALL

Front composite door, understairs cupboard housing meters, engineered wooden flooring, stairs to first floor landing, double radiator, side aspect double glazed patterned window, dado rail, doors to:

LIVING ROOM

Front aspect double glazed leaded light bay window with shutters, double radiator, engineered wooden flooring.

DINING ROOM

Double radiator, underfloor heating, tiled 'Rhino ivory' flooring, leading to:

KITCHEN

Rear aspect double glazed window, range of base and eye level units with silestone worktops over, Miele induction hob, Miele hidden extractor hood, Miele double oven and warming drawer, powered opening dishwasher, tiled 'Rhino Ivory' flooring, down lighting, electric skylight, inset Blanco wash hand basin, integrated full height 'Liebherr' fridge, under floor heating, through to:

UTILITY ROOM

Wall mounted Vaillant boiler, range of base and eye level units, space for tumble dryer and washing machine, full height integrated 'Liebherr' freezer, water softener, down lighting.

LANDING

Stairs to second floor, coved ceiling, side aspect double glazed patterned window, coved ceiling, doors to:

BEDROOM TWO

Front aspect double glazed leaded light bay window with shutters, range of built in wardrobes, laminate effect flooring, double radiator, coved ceiling.

BEDROOM THREE

Rear aspect double glazed window with shutters, laminate effect flooring, double radiator, coved ceiling.

BEDROOM FOUR

Rear aspect double glazed window with shutters, double radiator, coved ceiling, laminate effect flooring, cupboard housing megafl.

BATHROOM

Front aspect double glazed leaded light frosted window, heated towel rail, panel enclosed bath with mixer taps, wall mounted shower attachment and rainfall shower head, downlighting, fully tiled walls and floor, vanity unit incorporating wash hand basin.

2nd FLOOR LANDING

Side aspect double glazed window, door to:

BEDROOM ONE

Dual aspect double glazed window with shutters, range of built in wardrobes, down lighting, laminate effect flooring, storage cupboard to eaves, coved ceiling, radiator.

EN SUITE

Front aspect skylight, fully tiled walls and flooring, stand in shower cubicle, low level wc, heated towel rail, down lighting, wall mounted wash hand basin.

FRONT

Block paved off street parking.

REAR GARDEN

Mainly laid to lawn, outside power points, ground drainage, well, apple and pear trees, outside tap, patio area, panel enclosed fencing, block paved parking space via side access.

GARAGE

Power and lighting, up and over door.

OUTBUILDING

Power and lighting, insulated, electric heater, front aspect double glazed windows and door.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09

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

DISTANCE TO STATIONS

South Ruislip (0.6 miles) - Central/Chiltern Railways

Eastcote (1.3 miles) - Metropolitan/Piccadilly

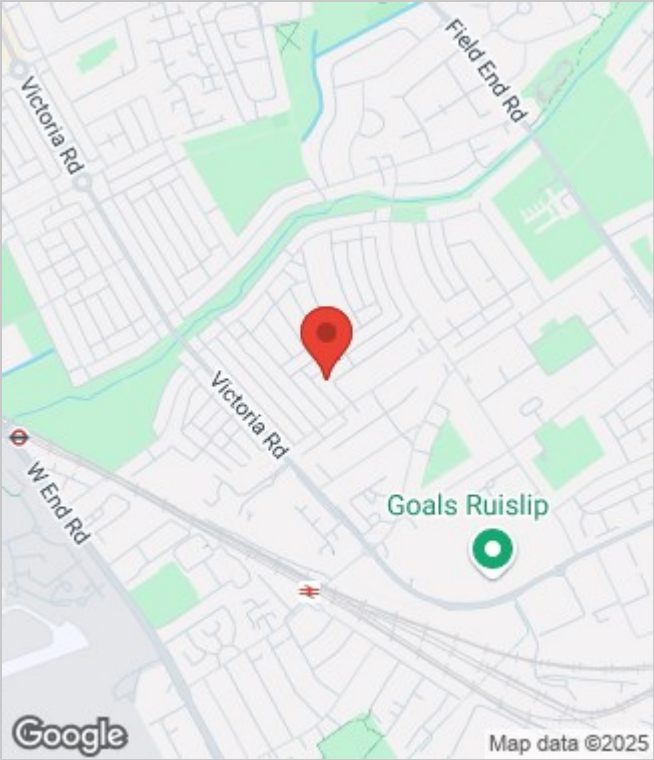
Ruislip Manor (1.3 miles) - Metropolitan/Piccadilly



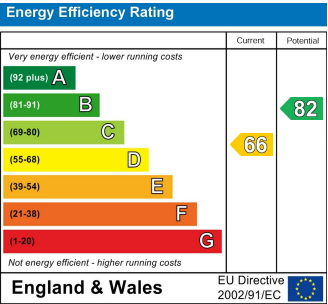
Floor Plans



Area Map



Energy Performance Graph



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