



Beautifully appointed contemporary detached house.

**64 Eastcote Road, Ruislip, Middlesex, HA4 8DH**

Freehold



Raised plot • Underfloor heating to ground floor •  
Landscaped South facing garden • Air conditioning to  
three bedrooms • Home office • Beautiful kitchen/diner

#### Local information

Ruislip is a popular location offering good local shopping facilities. There are convenient links to Central London and this property is conveniently located about 0.5 miles from Ruislip Manor Station. There is a good choice of schooling in and around the area.

#### About this property

An imposing and beautifully presented, four bedroom detached family home with well-planned living accommodation. The property has been extensively modernised and extended by the present owner to incorporate all the mod cons to include underfloor heating, air conditioning, acoustic glass within the windows and ceiling speakers.

The bright and spacious entrance hallway provides entry to all the ground floor rooms and a useful cloaks cupboard. There is a double length family room that leads round to the contemporary kitchen/dining room that runs along the rear of the property. The kitchen/dining room is a real feature of the house. Two sets of bi-folding doors provide views and access onto the rear garden and terrace area. The kitchen area is effectively separated from the dining area with an island unit and attached breakfast bar. The kitchen comprises of contrasting white and grey handleless units, mirrored splashback and integrated Neff appliances that include a double oven, dishwasher and a gas hob. Adjoining the kitchen is a utility

room that houses the boiler and an additional sink. The ground floor is concluded with a guest WC and a study to the front, complete with acoustic glass windows.

On the first floor the principal bedroom is located to the back of the property and has air conditioning and floor to ceiling built in wardrobes. A “Jack and Jill” bathroom, which is fully tiled with a separate bathtub and shower cubicle and has attractive LED lighting is located in between this bedroom and bedroom two which also has built in wardrobes and air conditioning. One of the two additional bedrooms also has air conditioning and the first floor is complete with a family shower room.

There is a driveway to the front that provides off street parking for multiple cars. The rear garden faces South and has a lovely Al-fresco dining and seating area with cedar wood decking and white rendered planters. Steps lead up to a low maintenance artificial lawn with railway sleeper flowerbeds. The garden also has convenient access via double gates to the cul-de-sac on Glenalla Road which shortens the walk to Ruislip Manor High Street and Station by 0.1 of a mile.

#### Tenure

Freehold

#### Local Authority

London Borough of Hillingdon







Approximate Area = 154.9 sq m / 1667 sq ft  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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