

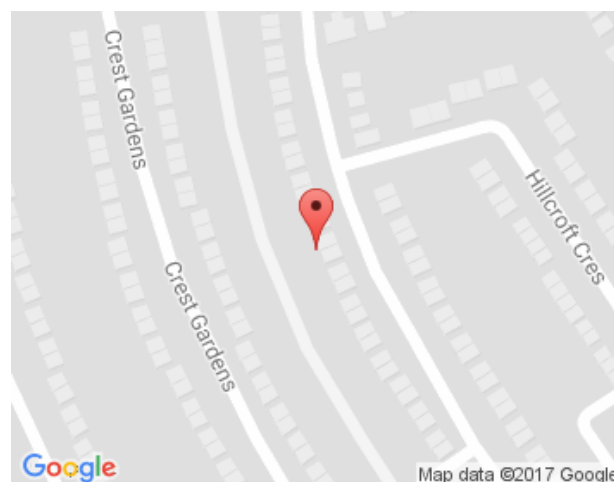


SALES FEE ONLY 0.75% - LETTING FEE ONLY 5%

Hunters Hill, HA4 £665,000, Freehold



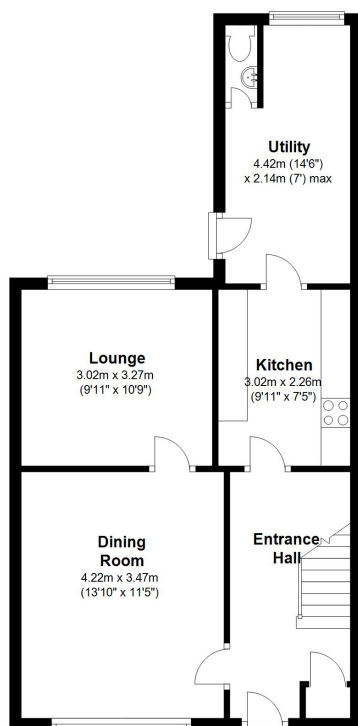
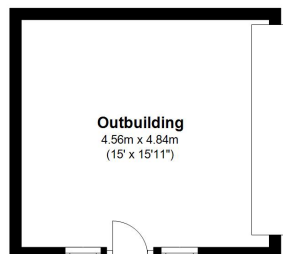
Orchard Property Services are delighted to present this rarely available three/four bedroom, skilfully extended, semi-detached property, which offers unrivalled living space in the heart of one of South Ruislip's most prestigious areas.





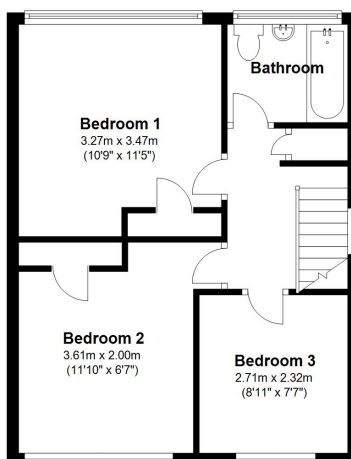
Ground Floor

Approx. 73.1 sq. metres (786.3 sq. feet)



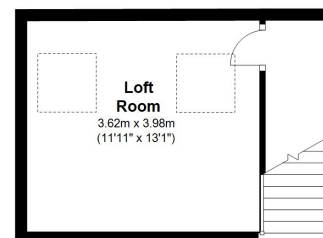
First Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



Second Floor

Approx. 18.4 sq. metres (197.7 sq. feet)



Total area: approx. 132.2 sq. metres (1422.6 sq. feet)

Orchard Property Services give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

Orchard Property Services are delighted to present this rarely available three/four bedroom, skilfully extended, semi-detached property, which offers unrivalled living space in the heart of one of South Ruislip's most prestigious areas. With further potential to extend (stpp) and being close to local sought after schools and libraries the property is deceptively spacious and needs to be viewed to fully appreciate all it has to offer, it is presented in good decorative order.

The ground floor accommodation offers a spacious lounge and dining area, kitchen space which leads to the utility area with separate W.C. As you reach the first floor the property benefits from three well proportioned bedrooms with two having fitted cupboards, bathroom and access to the second floor which boasts a larger than average loft room and eaves storage.

Outside the property offers a spacious garden area with further potential to extend subject to the usual planning consent and an almost 5m x 5m outbuilding which can also be utilised as a garage or a study room.

Location –

Hunters Hill is located only a short distance from the vibrant Ruislip/Eastcote High Streets, where all shopping needs can be met in the form of Banks, local Post Office, libraries and the department store, John Sanders. There are also many restaurants, cafes and supermarket (Sainsbury's) as well as convenience stores including Tesco Express, Sainsbury's Local and M&S Simply Food.

Recently built and only walking distance away is the ever popular 'Old Diary' development with an array of different restaurants, supermarkets including Asda and also a cinema complex and close to PC World and Argos.

This property is also ideal for clients requiring proximity to tube stations. Eastcote tube station (Metropolitan and Piccadilly lines) is only a short walk from the property as is South Ruislip Station (Central & overhead Chiltern Line).

Hunters Hill also offers easy access to Uxbridge, the A40/M40, M25 and therefore all major motorways.

Schools –

Field End Infant School – Primary
St Swithun Wells Catholic Primary School – Primary
Queensmead – Secondary
Ruislip High School – Secondary

Situation –

As you leave our Ruislip High Street office you will need to turn left, as you follow the high street until the end traffic lights, take a left past Ruislip Station until you reach the next set of traffic lights with Kwik Fit on your left and Ruislip Manor high street on your right. Proceed turning right and carry on through Ruislip Manor high street, as you pass over both roundabouts on Victoria Road you will need to take a left on to West Mead (Old Diary development on your right) and follow the road through and on to East Mead. Hunters Hill will be on your left.