



LIME GROVE, RUISLIP

£1,350,000

**** no onward chain **** This imposing five bedroom, two bathroom detached house offers stylish and well-presented interiors with a high finish throughout. Lime grove is conveniently located a short walk away from Eastcote High street including the Metropolitan/Piccadilly line station and within the catchment area for a number of highly regarded schools including BWI, Newnham, Coteford Infant & Juniors and Bishop Ramsey.

- EXTENDED FIVE BEDROOM DETACHED
- 38' 2" RECEPTION ROOM/KITCHEN
- UNDERFLOOR HEATING
- SECURE GATED OFF STREET PARKING
- UTILITY ROOM
- BRICK BUILT WORKSHOP
- ATTRACTIVE ENCLOSED REAR GARDEN
- NO ONWARD CHAIN

Hallway

Entrance into hallway via front aspect door, corning, spot lighting, dado rail, oak flooring with Coir matting, two vertical white radiators, power points, under stairs storage cupboard, wall mounted phone entry system, cupboard housing meters, wall mounted thermostat, Oak staircase with glass balustrade to landing.

Downstairs W/C

Low level W/C, vanity hand wash basin with 'Hansgrohe' mixer tap, bespoke wall mounted mirror fronted bathroom cabinet with lighting and integral shaving point, wall mounted heated towel rail, tiled flooring, tiled walls, extractor, wall mounted digital 'Warmup' control.

Bedroom Four

Rear aspect double glazed French doors leading to garden, corning, spot lighting, oak flooring, white radiator, power points, phone point, Virgin point.

Bedroom Five/Second Reception Room

13' into bay x 11' (3.96m x 3.35m) Front aspect double glazed window into bay with bespoke fitted window shutters, corning, spot lighting, power points, oak flooring, white radiator, Virgin point.

Reception Room/Kitchen

38' 2" into bay x 18' 10" (11.63m x 5.74m) Front aspect double glazed window into bay with bespoke fitted window shutters, front aspect double glazed window with bespoke fitted window shutter, rear aspect double glazed full width bi-folding doors leading to garden, four remote controlled double glazed Velux windows, range of wall and base level units with granite work surfaces, granite up stands and splash back, integrated butler sink with mixer tap and granite drainer, space for 'Rangemaster' cooker with overhead extractor fan, space for American fridge/freezer, integrated dishwasher, wall mounted under floor heating controls, spot lighting, power points, TV aerial.

Utility Room

Rear aspect double glazed window, range of wall and base level units with roll top work surfaces, up stands, integrated butler sink with mixer tap, power points, spot lighting, plumbed for washing machine, ADT CCTV system, storage cupboard housing wall mounted 'Vaillant' boiler and water cylinder.

Landing

Side aspect frosted double glazed window, remote controlled double glazed Velux window, corning, spot lighting, white radiator, dado rail, oak flooring, loft access with pull down wooden ladder, fully boarded loft with power points and lighting, wall mounted bathroom digital 'Warmup' control.

Bedroom One

11' 2" x 10' 6" (3.40m x 3.20m) Front aspect double glazed window with bespoke fitted window shutters, corning, spot lighting, two built in wardrobes, white radiator, power points, oak flooring, Virgin point, wall mounted digital 'Warmup' control for en-suite.

En-Suite

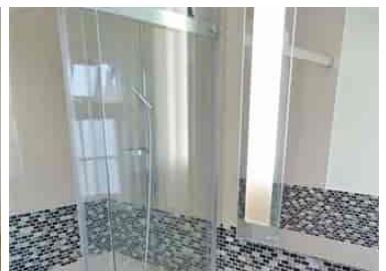
Front aspect frosted double glazed window, spot lighting, sensor mood lighting, extractor fan, shower cubicle with sliding glass door, wall mounted shower with attachment, low level W/C, vanity hand wash basin with 'Hansgrohe' mixer tap, part tiled walls, tiled flooring, wall mounted bespoke mirror fronted bathroom cabinet with lighting and integral shaving point.

Bedroom Two

10' 7" x 10' 7" (3.23m x 3.23m) Front aspect double glazed window with bespoke fitted window shutters, corning, spot lighting, power points, radiator, oak flooring.

Bedroom Three

10' 10" x 10' (3.30m x 3.05m) Rear aspect double glazed window, corning, spot lighting, power points, white radiator, oak flooring, built in wardrobe.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bathroom

15' 2" x 5' (4.62m x 1.52m) Two rear aspect frosted double glazed windows, spot lighting, sensor mood lighting, low level W/C, tiled enclosed bath with wall mounted shower and bath controls, double vanity hand wash basin with Hansgrohe mixer taps, double wall mounted bespoke mirror fronted bathroom cabinet with lighting and integral shaving point, double shower with sliding glass door, ceiling mounted shower head, wall mounted shower controls and attachment, fully tiled surround, wall mounted heated towel rail, part tiled walls, tiled flooring, extractor.

Front Garden

Multiple off street parking via electric gates to granite cobble stone driveway, pedestrian electric gate, outside tap, fence enclosed, side access to rear garden via wooden gate, intercom system.

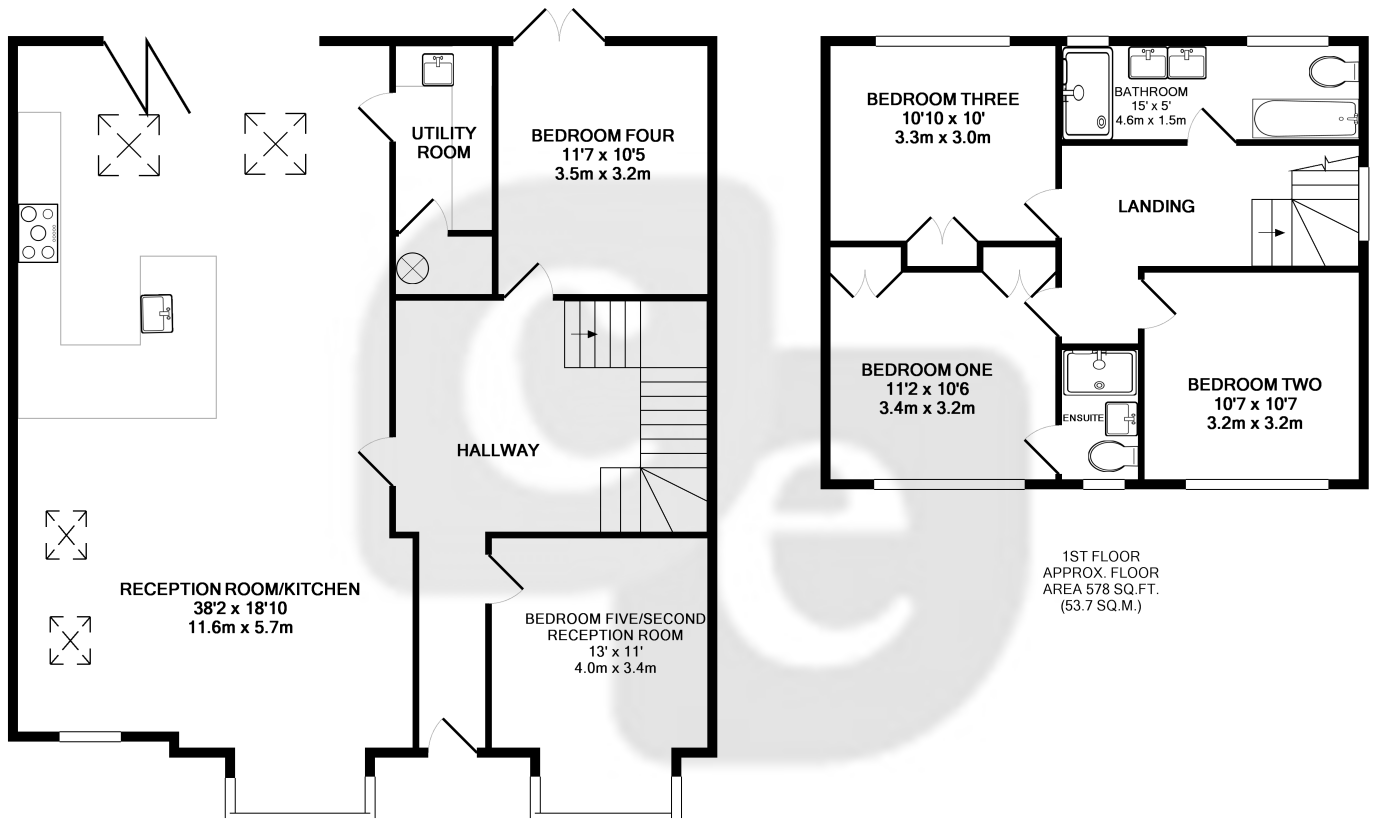
Rear Garden

Sandstone patio with dwarf wall border, sandstone steps leading to laid lawn, woodchip children's play area, stocked borders, two outside taps, power points, security lighting, side access to front via wooden gate, fence enclosed.

Workshop

14' 5" x 6' 2" (4.39m x 1.88m) Brick built workshop with power, front aspect double glazed door, two side aspect double glazed windows.





GROUND FLOOR
APPROX. FLOOR
AREA 1243 SQ.FT.
(115.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1821 SQ.FT. (169.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2016