



**Courtfield Gardens, Ruislip, HA4 6JL**  
**£740,000**





Constructed circa 1920 is this immaculately presented character Detached home with many unique features. Being the only Detached house on the street, this bright and spacious property briefly comprises: welcoming entrance hall, double rear reception room with Elizabethan replica fireplace, dining room, large farmhouse style kitchen, modern bathroom suite and four/five good size bedrooms. The property benefits include: downstairs shower room, South East facing garden, off street parking and garage via own drive. Situated on one of the areas most sought after roads this property is situated just moments from Ruislip & Ruislip Manor's shopping and transport facilities (Metropolitan/Piccadilly lines). The A40/M40 is just a short drive away providing swift and easy access into Central London and the Home Counties. The property is also within the catchment area of several highly regarded primary and secondary schools.



#### **PORCH**

Front aspect double glazed leaded light windows, front aspect door, tiled floor, stained glass door to:

#### **ENTRANCE HALL**

Front aspect stained glass window, stripped floorboards, traditional style radiator, coved ceiling, under stairs cupboard housing meters, stairs to first floor, doors to:

#### **DINING ROOM**

Front aspect double glazed leaded light bay window, stripped floorboards, radiator, coved ceiling, original 1920s style fireplace

#### **LIVING ROOM**

Rear aspect double glazed sliding doors to garden, stripped floorboards, two radiators, coved ceiling, replica Elizabethan fireplace, door to:

#### **KITCHEN**

Rear aspect double glazed leaded light window, tiled walls, range of base and eye level units, granite worktops, butler sink, space for fridge freezer and range style oven, extractor hood, tiled floor, coved ceiling, door to:

#### **INNER VESTIBULE**

Side aspect double glazed frosted window, tiled floor, tiled walls, coved ceiling, space for washing machine, doors to:

#### **DOWNSTAIRS SHOWER ROOM**

Rear aspect double glazed frosted leaded light window, down lighting, tiled walls, tiled floor, radiator, pedestal wash hand basin, low level wc, shower cubicle

#### **BEDROOM FIVE/STUDY**

Side aspect double glazed frosted door, side aspect double glazed frosted window, tiled floor, radiator, coved ceiling

#### **LANDING**

Stripped floorboards, hatch to loft space (part boarded, pull down ladder, lighting), stairs to ground floor, doors to:

#### **BEDROOM FOUR**

Rear aspect double glazed leaded light window, stripped floorboards, radiator, coved ceiling

#### **BEDROOM THREE**

Rear aspect double glazed leaded light window, stripped floorboards, radiator, coved ceiling, built in wardrobes

#### **BEDROOM TWO**

Front aspect double glazed leaded light bay window, front aspect double glazed leaded light window, stripped floorboards, traditional style radiator, coved ceiling

#### **MASTER BEDROOM**

Front aspect double glazed leaded light bay window, stripped floorboards, traditional style radiator, coved ceiling

#### **BATHROOM**

Rear aspect double glazed frosted leaded light window, radiator, tiled floor, tiled walls, pedestal wash hand basin, low level wc, panel enclosed jacuzzi bath

#### **GARAGE**

Front aspect up and over door, access via entrance hall, power and lighting

#### **GARDEN**

Panel enclosed fence, mainly laid to lawn, patio area

#### **COUNCIL TAX**

London Borough of Hillingdon - Band F - £2109.11

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

#### **DISTANCE TO STATIONS**

Ruislip (0.2 miles) - Metropolitan/Piccadilly

Ruislip Manor (0.4 miles) - Metropolitan/Piccadilly

Ruislip Gardens (0.6 miles) - Central line

West Ruislip (0.8 miles) - Central/Chiltern Railways



92 High Street, Ruislip, Middlesex, HA4 8LS

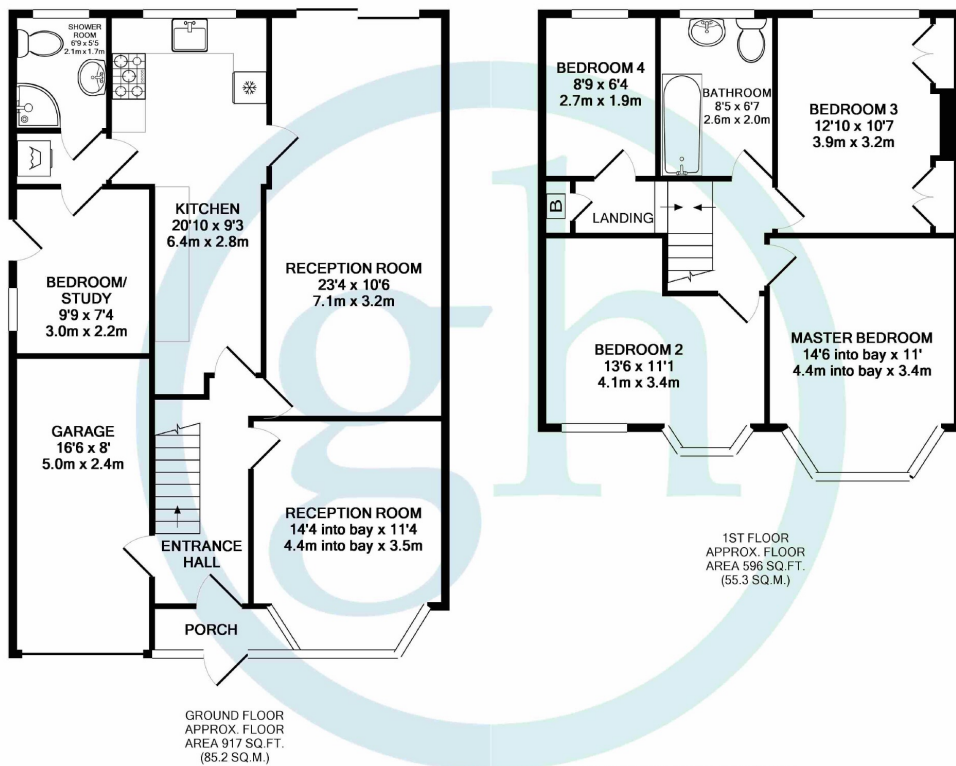
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TOTAL APPROX. FLOOR AREA 1513 SQ.FT. (140.5 SQ.M.)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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