



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

APPROX. GROSS INTERNAL FLOOR AREA 1631 sq. ft / 151.50 sq. m (including Workshop)
APPROX. GROSS INTERNAL FLOOR AREA 1472 sq. ft / 136.73 sq. m (excluding Workshop)



BEECH AVENUE, HA4 8UG
OFFERS IN EXCESS OF £750,000





A beautifully presented and extended five bedroom semi detached family home set on this tranquil cul-de-sac just minutes away from Eastcote & Ruislip Manor high street. Features include conservatory, ground floor bedroom, large rear garden, garage, kitchen diner, off street parking modern interiors and potential for further extension stpp. The property is 0.4 miles away from Eastcote high street and train station (Metropolitan & Piccadilly Line), 0.5 miles away from Ruislip Manor high street and train station (Metropolitan & Piccadilly Line), 0.4 miles away from the sought after Lady Bankes Primary School and within the catchment for Haydon High School.

ENTRANCE HALL

Laminate flooring, ceiling light, radiator, under stair storage, staircase to first floor.

LIVING ROOM

Laminate flooring, ceiling light, radiator, feature fireplace, double glazed windows into bay overlooking front.

KITCHEN DINER

Modern matching range of wall and base cabinets comprised of built in fridge freezer, built in dishwasher, integral washing machine, integral dryer, sink unit, integral range cooker, gas fired central heating boiler, large built in storage cupboard, tiled flooring, part tiled walls, recessed ceiling downlighters, double glazed window overlooking garden, double glazed door leading to garden.

DINING ROOM

Laminate flooring, ceiling light, double glazed



sliding doors leading to conservatory.

CONSERVATORY

Tiled flooring, electric heater, double glazed window overlooking garden, double glazed doors leading to garden.

FIFTH BEDROOM/STUDY

Laminate flooring, ceiling light, wall lights, radiator, double glazed window overlooking front.

DOWNSTAIRS W/C

W/C with low level flush, wash hand basin, radiator, ceiling light, ceiling mounted extractor fan.

MASTER BEDROOM

Carpet, ceiling light, radiator, double glazed windows into bay overlooking front.

SECOND BEDROOM

Carpet, ceiling light, radiator, double glazed window overlooking garden, door to ensuite.

ENSUITE

Modern suite comprised of shower cubicle, w/c with low level flush, wash hand basin, recessed ceiling downlighters, heated towel rail, tiled flooring, part tiled walls.

THIRD BEDROOM

Carpet, ceiling light, radiator, double glazed window overlooking front.

FOURTH BEDROOM

Carpet, ceiling light, radiator, double glazed window overlooking front.



FAMILY BATHROOM

Modern suite comprised of large shower cubicle, stand alone bathtub, wash hand basin, w/c with low level flush, tiled flooring, part tiled walls, recessed ceiling downlighters, opaque double glazed window overlooking garden.

LOFT

Part boarded and insulated.

GARDEN

Decking area, mainly laid to lawn, flowered and shrubbed borders. access to garage

