

Howletts Lane
Ruislip, HA4

Asking Price: £855,000

KEARNS
RESIDENTIAL







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- Three Bedroom Detached Bungalow
- Large Off-Street Parking
- Two Bathrooms
- Conservatory
- Modern Interiors
- Chain Free
- Garage
- Potential to Extend STPP

Kearns Residential are delighted to present this three-bedroom, detached bungalow in Howletts Lane, Ruislip.

This well-presented home offers a practical and welcoming layout designed for comfortable everyday living. The property opens into a central entrance hall that connects the main living spaces and bedrooms, creating an easy flow throughout the home.

At the heart of the property is a spacious open-plan reception, dining, and kitchen area. This bright and sociable space is ideal for both relaxing and entertaining, with the kitchen positioned to remain connected to family life while still offering a practical cooking area. Large openings allow natural light to fill the room and provide a pleasant outlook towards the garden.

Adjoining the main living area is a delightful conservatory. This additional reception space provides a peaceful spot to enjoy the garden throughout the year, whether used as a sitting room, reading area, or informal dining space. Doors from the conservatory open directly onto the garden, creating a seamless indoor-outdoor connection.

In addition, the property includes a separate garage, providing useful storage or parking space.

Howletts Lane is a desirable, tree-lined street located in the popular North Ruislip area, close to the open spaces of Ruislip Woods and the scenic Ruislip Lido.

Ruislip High Street is within easy walking distance and offers a wide selection of shops, cafés, and restaurants.

Ruislip Station, serving both the Metropolitan and Piccadilly lines, is conveniently positioned at the far end of the High Street, providing excellent transport links.

The property is also well placed for several well-regarded local schools, including Whiteheath Nursery, Infants and Junior School. In addition, the nearby Howletts Lane parade provides everyday conveniences such as a pharmacy, newsagents, and post office, all just a short walk from the property.



Important Information

Local Authority: London Borough of Hillingdon
Council Tax: F
Freehold

Disclaimer

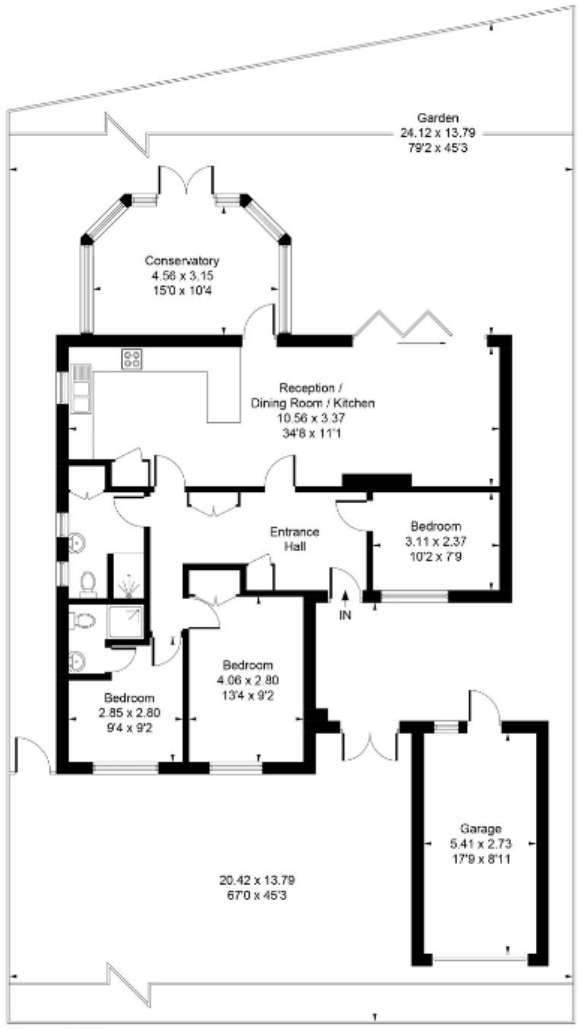
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Floor Plan

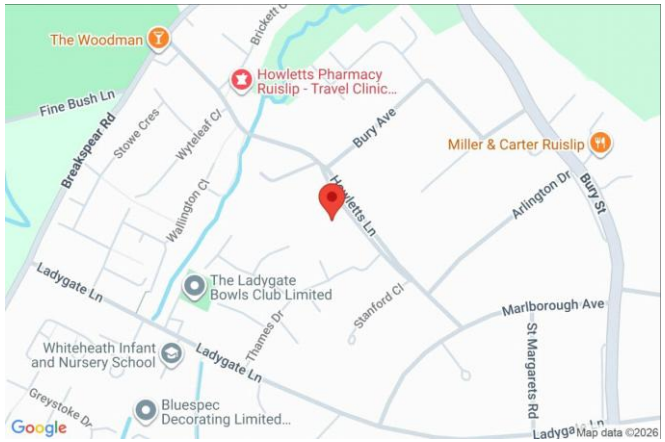
Approximate Gross Internal Area = 102.93 sq m / 1108 sq ft
Garage = 15.25 sq m / 164 sq ft
Total = 118.18 sq m / 1272 sq ft



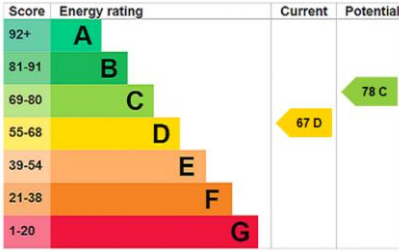
Ground Floor

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Area Map



Energy Performance Graph



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