

Boston Grove
Ruislip, HA4

Offers in Excess of: £850,000

KEARNS
RESIDENTIAL



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- Detached Three Bedroom Home
- Large Driveway and Garage
- Quiet Cul-de-sac in North Ruislip
- Potential to Extend STPP
- Chain Free
- Impressive Rear Garden

Kearns Residential are delighted to present this detached three-bedroom home in Boston Grove, Ruislip.

This well-proportioned three-bedroom family home offers generous living accommodation, a substantial rear garden, and the added benefit of a detached garage and workshop.

The ground floor comprises a welcoming entrance hall, a spacious reception room, separate dining room, fitted kitchen, and guest cloakroom. Upstairs, the property offers three bedrooms and a family bathroom, making it ideal for growing families or those seeking additional home-working space.

A particular highlight of the property is the impressive rear garden extending to over 100ft in length, providing excellent outdoor space for entertaining, gardening, or future enhancement (subject to any necessary consents).

The detached garage and workshop offer valuable storage, hobby space, or potential for a variety of uses.





Set along the picturesque and highly sought-after Boston Grove, this exceptional location is widely regarded as one of Ruislip's finest residential addresses. Characterised by its mature tree-lined surroundings and peaceful atmosphere, opportunities to acquire a home here are increasingly rare.

Residents enjoy the convenience of being within walking distance of Ruislip's bustling High Street, with its diverse range of boutiques, cafés, restaurants and local amenities, while the scenic Ruislip Lido and extensive woodland walks provide a wonderful escape into nature.

Excellent transport links are readily available, with nearby Ruislip Station offering Metropolitan and Piccadilly Line services to Baker Street, The City and beyond. The A40, M40 and M25 are also easily accessible, making travel across London and the Home Counties straightforward.

The area is further enhanced by a number of highly regarded schools and a wealth of leisure facilities, including Ruislip Golf Club, King's College Playing Fields, Riverside Health Club and the beautiful Ruislip Woods National Nature Reserve.



Important Information

Local Authority: London Borough of Hillingdon
Council Tax: F



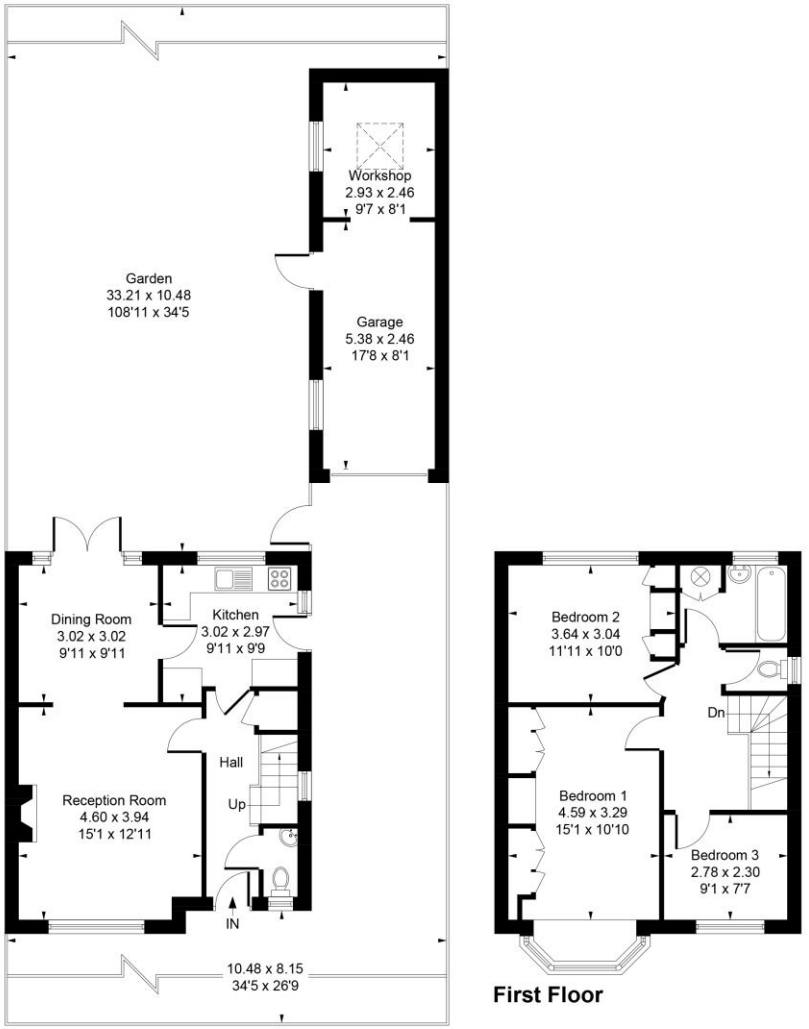


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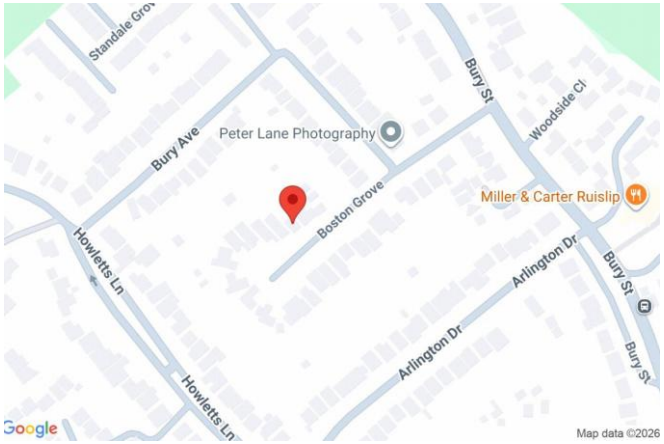
Floor Plan

Approximate Gross Internal Area = 91.98 sq m / 990 sq ft
Outbuilding = 20.43 sq m / 220 sq ft
Total = 112.41 sq m / 1210 sq ft

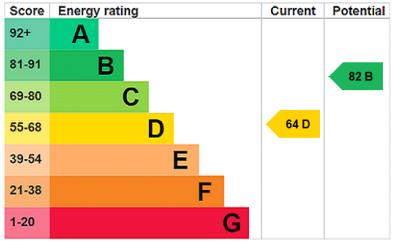


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Area Map



Energy Performance Graph



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