

Roundways
Ruislip, HA4

Asking Price: £675,000

KEARNS
RESIDENTIAL







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- Beautifully Extended Family Home
- Stunning Open Plan Kitchen/Diner
- 4 Metre Bi-Fold Doors to Garden
- Separate Utility Room
- Ground Floor Bathroom
- Three Spacious Bedrooms
- Bright & Contemporary Living

Kearns Residential are delighted to present this beautifully extended three bedroom semi detached family home, perfectly positioned on the highly sought after Roundways in Ruislip Gardens.

This exceptional three bedroom semi detached home has been thoughtfully enhanced with an impressive wrap around extension, creating generous and versatile living accommodation perfectly suited to modern family life.

At the heart of the home is the stunning open plan family kitchen and dining area, designed with both everyday living and entertaining in mind. Flooded with natural light, the space features striking 4 metre bi-fold doors that open seamlessly onto the private rear garden, effortlessly blending indoor and outdoor living.

The ground floor also benefits from a spacious reception room, a welcoming entrance hallway, a separate utility room, and the added convenience of a ground floor bathroom, making the home both practical and ideal for modern family living.

Upstairs, the property comprises three well proportioned bedrooms and a contemporary family bathroom, offering comfortable accommodation with plenty of natural light throughout.

Externally, the property enjoys a generous private rear garden, providing the perfect setting for summer entertaining, children's play or simply relaxing outdoors. To the front, the property benefits from off-street parking.

Ideally situated on Roundways, the property enjoys convenient access to a wide range of local shops, supermarkets, cafés and everyday amenities. Excellent transport links are available nearby, including South Ruislip Station (Central Line and Chiltern Railways), providing swift connections into Central London and beyond. The A40, M40 and M25 are also easily accessible, making this an ideal location for commuters.

Families are exceptionally well served by a selection of highly regarded local schools, including Bourne Primary School, Queensmead School and Ruislip High School, together with several other well-regarded primary and secondary schools within the surrounding area. The combination of outstanding family accommodation and an excellent location makes this a fantastic opportunity for a wide range of buyers.

Important Information

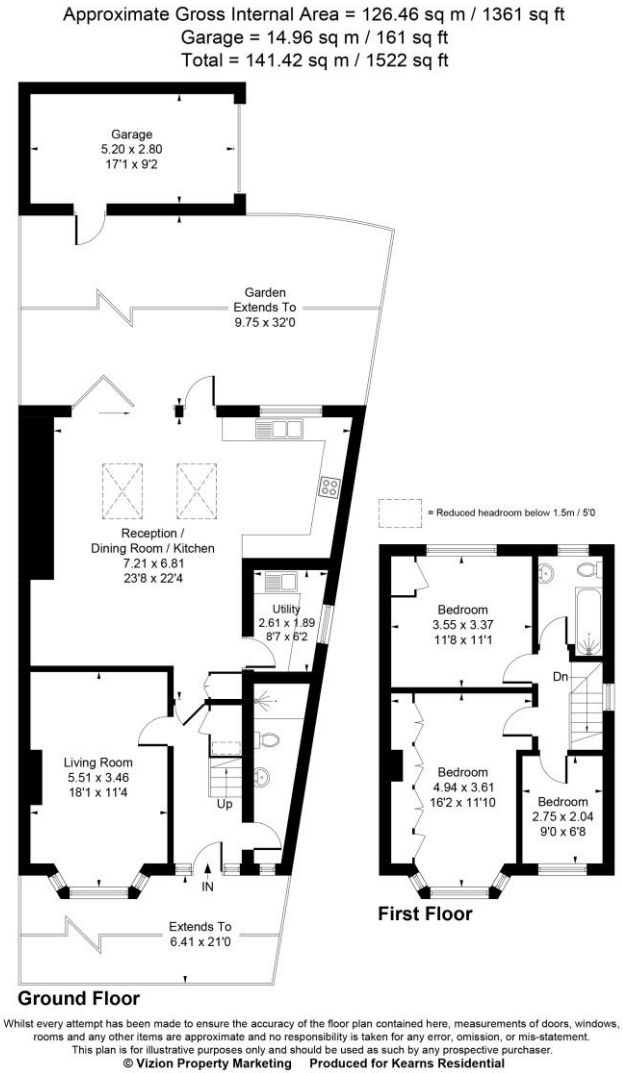
Local Authority: London Borough of Hillingdon
Council Tax Band: Band E
Tenure: Freehold







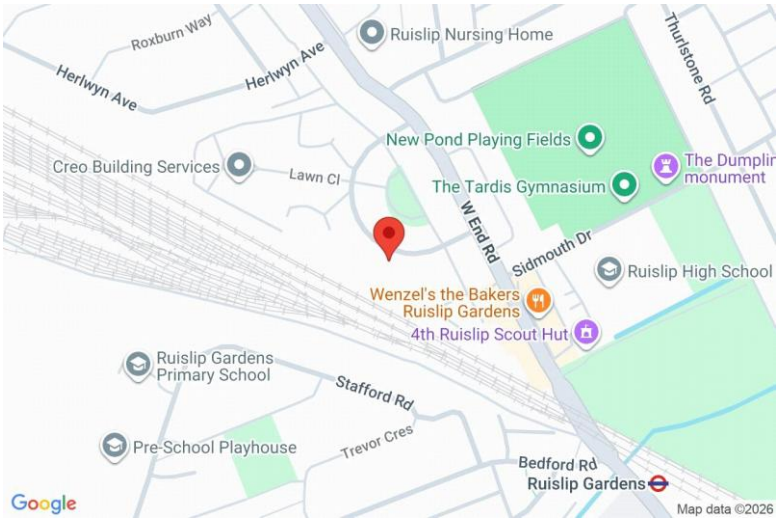
Floor Plan



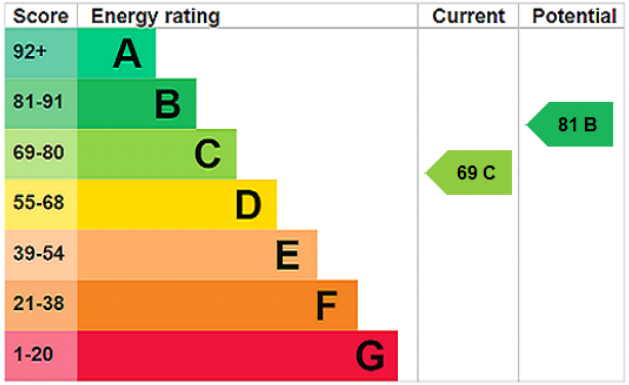
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Area Map



Energy Performance Graph



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