



Lime Grove, Ruislip, HA4 8RJ

Guide Price £895,000 | Freehold



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Key Features & Description:

- Substantial five bedroom detached family home
- Extended ground floor with large open plan living/dining space
- Modern shaker style kitchen and separate utility room
- Ground floor bedroom and family bathroom
- Outbuilding with gym, sauna and workshop
- Four further bedrooms to the first floor
- Driveway parking and integral garage
- Low-maintenance landscaped rear garden
- Convenient for Eastcote station and Ruislip Manor stations
- Ideal family setting close to schools and parks

Occupying a generous plot within a sought after residential road, this extended five bedroom detached home offers versatile family accommodation across more than 2,200 sq ft. The ground floor welcomes you through a bright entrance hallway leading to an impressive open plan living/dining room, featuring double doors that open onto the garden creating an ideal space for entertaining. The adjoining kitchen is fitted in a stylish shaker design with contrasting cabinetry and a breakfast bar, complemented by a separate laundry room and ground floor bathroom. A versatile front reception room and principal bedroom complete the layout on this level. Upstairs, the first floor offers four well proportioned bedrooms and a modern family bathroom. The property's versatility continues outside, where the rear garden enjoys a lawn and patio area with a substantial outbuilding housing a gym, sauna and workshop, perfect for home fitness, hobbies or office use. A private driveway and integrated garage provide ample off street parking. **Presented with care by Lawrence Rand - helping you find the place you'll love to call home.**





Nearest Stations & Location:

Eastcote – 0.25 miles (closest Tube station)

Ruislip Manor – 0.5 miles (Tube)

Ruislip – 0.9 miles (Tube)

Lime Grove is a peaceful residential turning ideally positioned for Eastcote Station and Ruislip Manor stations (Central, Metropolitan & Piccadilly lines), local schools, and nearby parks, making it a superb choice for growing families.

Verified Material Information:

Energy Performance rating: D

Council tax band: E

Local Authority: Hillingdon

Electricity supply: Mains, Water supply: Mains
water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 – Excellent, Vodafone –
Excellent, Three – Excellent, EE – Excellent



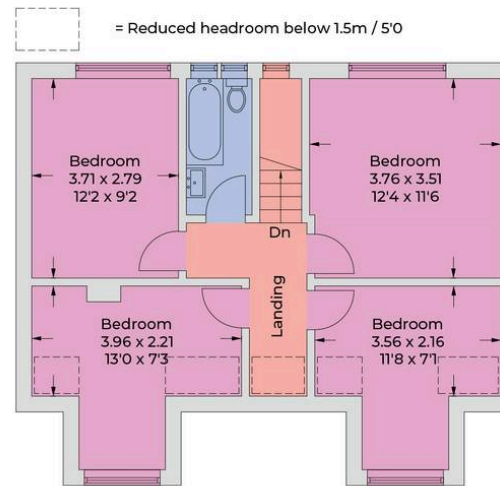


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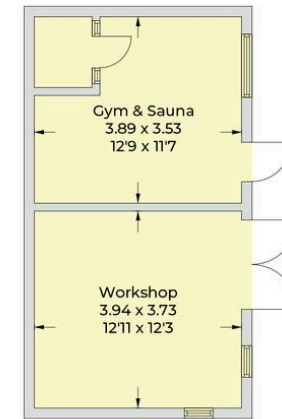
Approximate Gross Internal Area
Ground Floor = 109.1 sq m / 1,174 sq ft
First Floor = 58.8 sq m / 633 sq ft
Garage = 9.4 sq m / 101 sq ft
Outbuilding = 29.4 sq m / 316 sq ft
Total = 206.7 sq m / 2,224 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
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