



Leslie  
& Co.

SUNNYDENE AVENUE, RUISLIP, HA4  
Guide Price: **£1,250,000**



 Leslie & Co





## About the property

Why we'd buy this home:

There is something reassuring about a house that has been extended properly, not just made bigger, but made better.

At over 2,000 sq ft, this detached chalet-style bungalow gives you genuine space to live in. The open-plan kitchen, dining, and reception room spans over 25 ft and is clearly the engine room of the house. It is large enough for a 10-seater dining table without feeling tight, and with bifold doors opening onto the patio and garden, it comes into its own in the warmer months. You can picture long lunches, children running in and out, and evenings that spill outdoors.

The specification is serious. Underfloor heating runs across the entire ground floor. Two slide-and-hide ovens, a separate tall fridge and freezer, pantry storage, and an induction hob with a gas supply available if preferred. It has been designed by someone who actually cares. The Mega-flo system means no arguments over showers, and the micro-cement finish to the upstairs bathroom adds both style and proper waterproofing.

## Key features

- Detached extended chalet style bungalow
- Over 2000 sq ft
- Five generous bedrooms
- Three bathrooms including principal en-suite
- 25 ft open plan kitchen, dining and reception room
- Two sets of bifold doors to patio and garden
- Underfloor heating to entire ground floor
- Stunning designer kitchen & utility room with direct outside access
- 62-foot south-west facing rear garden
- Off-street parking for four cars
- Close to stations and Ruislip Manor High Street
- Wide doorways and ramped access suitable for assisted living

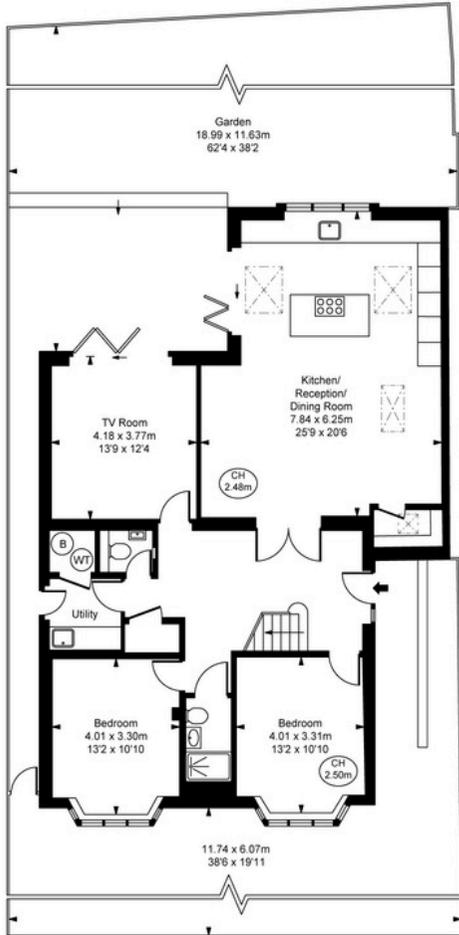
## Material information

- Tenure - Freehold
- Council Tax Amount - £2948.14 (Band F)
- Guide Price - £1,250,000

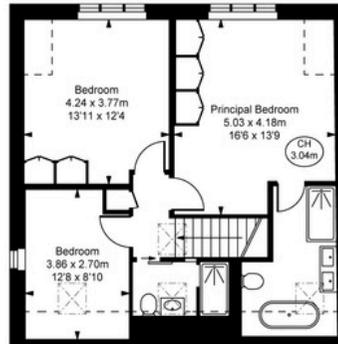




Sunnydene Avenue, HA4  
 Approximate Gross Internal Area  
 188.63 sq m / 2,030 sq ft  
 (Including restricted height  
 under 1.5m C = 3)  
 (CH = Ceiling Heights)

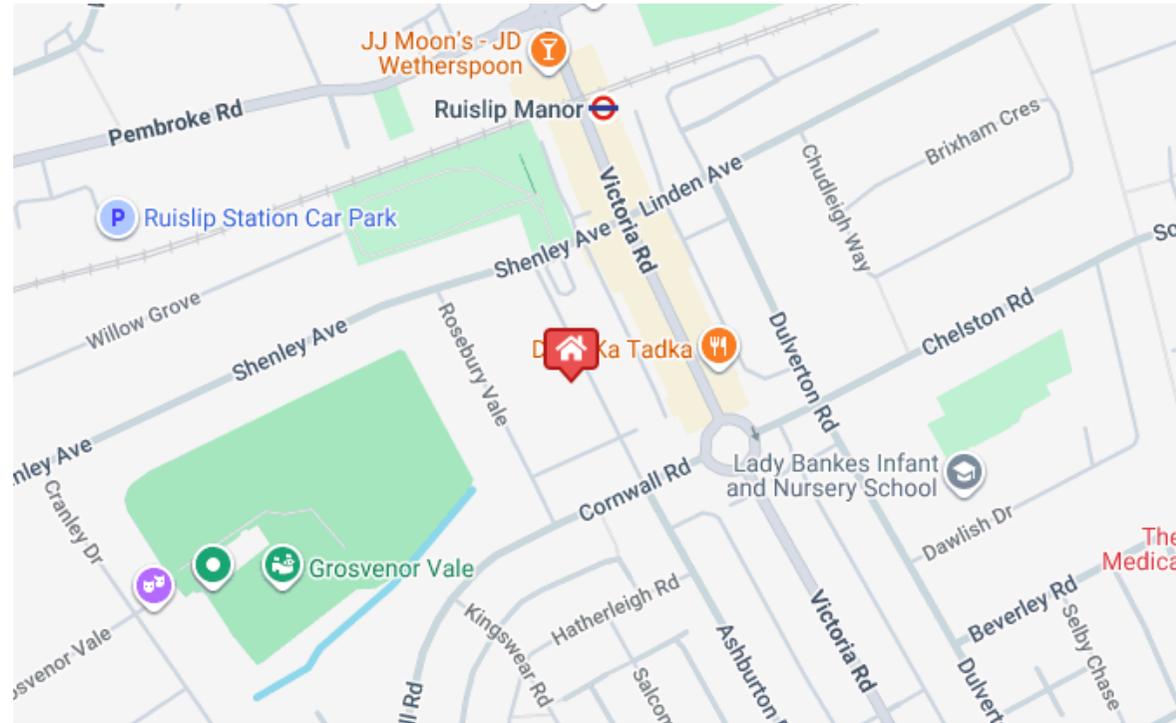


Ground Floor  
 Approximate Gross Internal Area  
 122.57 sq m / 1,319 sq ft



First Floor  
 Approximate Gross Internal Area  
 66.06 sq m / 711 sq ft

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the BCS Code of Measuring Practice



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

