



Rose Cottage, Breakspear Road, Ruislip, HA4 7SE

NO UPPER CHAIN. We are delighted to offer for sale this Grade II Listed cottage coming to the market for the first time in 66 years and in need of modernisation. This unique and character filled property is set well back from the road, in gardens surrounding the property and briefly comprises: two good size bedrooms, triple aspect lounge offering panoramic views over the gardens, dining room, bathroom and kitchen. The property benefits from standard height ceilings throughout, an entrance porch, downstairs wc, many character features, an array of outbuildings including a large garage, workshop and car port, extensive mature gardens around the property and parking for numerous vehicles. This freehold home is conveniently located for Whiteheath School (infant and junior), the Lido and Ruislip's extensive High Street which offers a good range of local shops, bus routes, restaurants and rail links (Metropolitan/Piccadilly). The A40, M40 and M25 are within striking distance offering swift and easy access to both Central London and the Home Counties. We recommend an internal inspection to take advantage of this opportunity to purchase this individual home in Ruislip.



COVERED ENTRANCE PORCH

Dual aspect windows, side aspect door leading to:

LOUNGE

Front door, double radiator, parquet flooring, storage cupboard, feature fireplace, dual aspect leaded light windows, rear aspect leaded light doors to rear garden.

INNER HALL

Stairs to first floor landing, under stairs cupboard housing meters, parquet flooring, double radiator, doors to:

DINING ROOM

Front aspect leaded light window, radiator, parquet flooring.

KITCHEN

Dual aspect leaded light windows, stainless steel sink and drainer, base and eye level units, side door to rear garden.

WC

Rear aspect frosted window, low level wc.

LANDING

Side aspect leaded light window. door to:

BEDROOM ONE

Triple aspect leaded light windows, two double radiators, feature fireplace.

BEDROOM TWO

Double aspect leaded light windows to front and side, double radiator, hatch to loft space.

BATHROOM

Side aspect frosted leaded light window, double radiator, panel enclosed bath, pedestal wash hand basin, airing cupboard, storage cupboard.

GARDENS

Wrap around garden surrounding the property which is mainly laid to lawn with brick built storage, panel enclosed fencing and variety of shrub tree borders including apple trees, a walnut tree and gooseberries.

PARKING

Off street parking for multiple vehicles and additional car port which leads to a small store room/greenhouse.

GARAGE

Large garage with further space for parking.

WORKSHOP

Front aspect frosted window, two workbenches, wc.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,542.88

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

West Ruislip (approx 1.1 Miles) - Central/Chiltern Railways
Ruislip (approx 1.2 Miles) - Metropolitan/Piccadilly



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Approximate total area⁽¹⁾
1933.42 ft²

Reduced headroom
47.93 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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