

# Eastcote Road

Ruislip • • HA4 8BJ  
Offers In Excess Of: £1,100,000



coopers  
est 1986



# Eastcote Road

Ruislip • • HA4 8BJ

With no upper chain, this property has stylish interior and a choice of generous living areas, this commanding four bedroom detached residence will impress those seeking space, luxury and a convenient address, it promises a superior family lifestyle. It has been modernised offering a host of high specification rooms. Located on Eastcote Road in close proximity to Ruislip High Street with it's array of shops, cafés, restaurants and transport facilities.

NO UPPER CHAIN

FOUR BEDROOM DETACHED PROPERTY

BEAUTIFULLY PRESENTED THROUGHOUT

TWO BATHROOMS

GARAGE

UTILITY ROOM

PRIVATE REAR GARDEN WITH DECKING AREA

OFF STREET PARKING

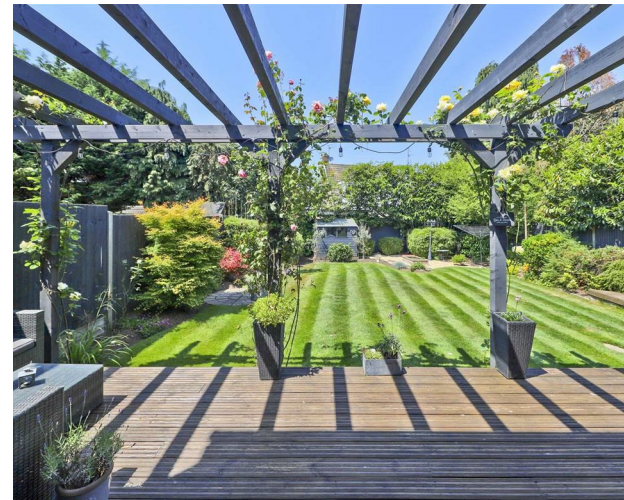
DOWNSTAIRS SHOWER ROOM

1856 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







#### SITUATION

Eastcote Road is in close proximity to Ruislip High Street with its array of shops, cafés, restaurants and transport facilities and runs through the heart of Ruislip. Ruislip tube station (Metropolitan / Piccadilly line) with links into the city and Baker Street is at the end of the High Street. West Ruislip or Ruislip Gardens (Central / BR) stations are located a short distance away. For the motorist the A40/M25 is a short drive away providing access to London and the Home Counties. This house is in the catchment area for a number of highly regarded schools including BWI, Whiteheath and Bishop Ramsey.

#### DESCRIPTION

This four bedroom detached home has been updated through the years offering the perfect setting for a ready made family home. On entering the property you are greeted with the hallway which leads you through to all ground floor rooms. To the front is the separate family room and living room which offers a feature exposed brick wall and wood burner. Heading towards the rear is a superb wrap around kitchen/breakfast room which overlooks stunning views of the garden. The kitchen is sleek and stylish with a range of integrated appliances. The dining room also boasts bi folding doors leading out to the garden which allows the natural light to flood in. Also a utility room with separate entrance to the garden and conveniently also on the ground floor has the added benefit of a shower room. The garage can be accessed internally and is great for storage or even perhaps could be converted to a downstairs bedroom. On the first floor are four double bedrooms with the master having the added luxury of an en suite with a large walk in shower. Completing the upstairs there is a spacious family bathroom with a separate bath and stand in shower.

#### OUTSIDE

To the front of the property, there is a pebbled driveway providing off street parking. The rear of the property consists of an attractive garden, laid to lawn with a decking area, benefiting from a wooden pergola, ideal for summer dining and entertaining.



### Schools:

Warrender Primary 0.2 miles  
Coteford Infant 0.6 miles  
Bishop Ramsey Church of England 0.5 miles



### Train:

Ruislip Manor 0.5 miles  
Ruislip 0.5 miles  
West Ruislip 1.0 miles



### Car:

M4, A40, M25, M40

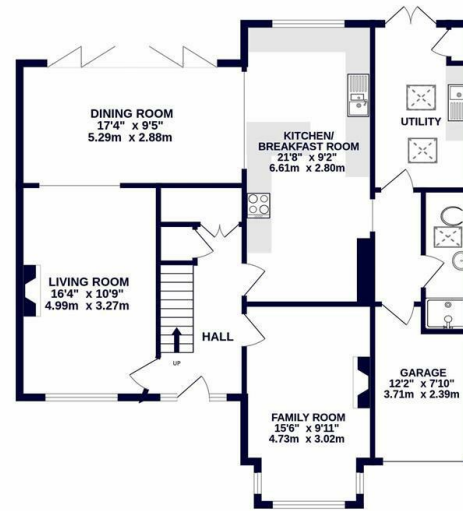


### Council Tax Band:

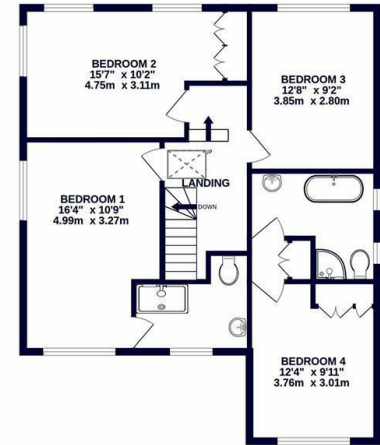
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1061 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA: 1856 sq.ft. (172.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



01895 625 625

126-128 High Street, Ruislip,  
Middlesex, HA4 8LL

ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Energy inefficient - higher running costs	G		
Not energy efficient - higher running costs			

England & Wales  
EPC Directive  
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.