

# Highgrove House

Ruislip • Middlesex • HA4 8BP  
Offers In Excess Of: £450,000



coopers  
est 1986

# Highgrove House

Ruislip • Middlesex • HA4 8BP

A truly stunning and larger than average two double bedroom set in the impressive Highgrove House. This accommodation offers a NATURAL LIGHT FILLED lounge with laminate wood flooring. A modern planned fully fitted kitchen with integrated appliances that has open planned dining area. To the first floor are two spacious bedrooms both with fitted cupboard space. Also situated to the first floor is the bathroom that has a modern touch with shower over bath, w/c and basin. Other benefits include second separate w/c, gas central heating, double glazed windows, patio doors that open up to the communal grounds area and residential parking.

TWO BEDROOM

PRIVATE ENTRANCE

BEAUTIFUL COMMUNAL GROUNDS

MODERN KITCHEN

LIVING ROOM

ALLOCATED PARKING

NEW LEASE

MANSION BLOCK

SOUGHT AFTER LOCATION

1118 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.





## LOCATION

Ruislip is a clever mix of necessity meets vitality and an ideal place to unwind and socialise. The town positively heaves with great pubs, bars, bistros and restaurants catering for the most cosmopolitan of tastes alongside a number of supermarkets and food halls which cater for all your daily needs. For the energetic there is a comprehensive range of leisure facilities, health and fitness gyms and a host of sports clubs from a tough game of rugby to the relaxing game of golf. For those who like to chill out, delightful waterside and woodland walks are close by. With London right on your doorstep and a frequent underground service, this is an excellent commuter destination, whether travelling on a daily basis or just taking in the occasional West End show.

## DESCRIPTION

A truly stunning and larger than average two double bedroom EXECUTIVE HOUSE set in the impressive Highgrove House. This accommodation offers a NATURAL LIGHT FILLED lounge with laminate wood flooring. A modern planned fully fitted kitchen with integrated appliances that has open planned dining area. To the first floor are two spacious bedrooms both with fitted cupboard space. Also situated to the first floor is the bathroom that has a modern touch with shower over bath, w/c and basin. Other benefits include second separate w/c, gas central heating, double glazed windows, patio doors that open up to the communal grounds area and residential parking.

## OUTSIDE

There is allocated parking, the property has its own private entrance behind the mansion house. Private access to the communal grounds.





### Schools:

Coteford Infant & Junior School (0.3 miles)  
Warrender Primary School (0.5 miles)  
Cannon Lane Primary School (0.6 miles)



### Train:

Eastcote Station (0.5 miles)  
Ruislip Manor Station (0.7 miles)  
Ruislip Station (1.0 miles)



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1118 sq.ft. (103.9 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.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	75	75
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

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.