

Lymington Drive

Ruislip • • HA4 7EZ

Offers In Excess Of: £500,000



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This modern three bedroom end of terraced property makes a perfect residence for a growing family looking to be close to excellent local schools and amenities. It entails three good sizes bedrooms, a family bathroom, large open plan living room, modern kitchen and a private rear garden. There is a wealth of potential in the future for a rear and loft extension, the property also benefits from no onward chain.

THREE BEDROOMS

OPEN PLAN LIVING ROOM

MODERN KITCHEN

PRIVATE GARDEN

GARAGE

FAMILY BATHROOM

NO CHAIN

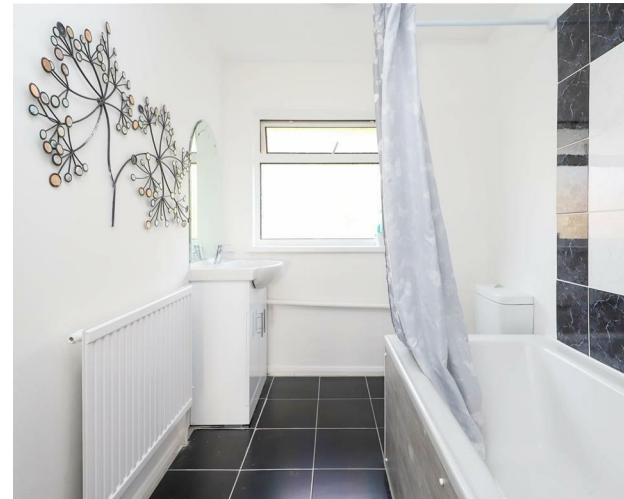
CLOSE PROXIMITY TO SHOPS

WALKING DISTANCE TO WEST RUISLIP & RUISLIP STATION

1068 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

Nestled in a peaceful and residential neighbourhood, Lymington Drive provides a serene environment, making it an ideal location for families and those seeking a quiet lifestyle. Conveniently located near essential amenities such as schools, parks, shopping centres, and healthcare facilities, residents of Lymington Drive enjoy easy access to daily necessities. The area benefits from good transportation links, ensuring easy connectivity to nearby towns and cities. Proximity to public transport and major roadways enhances the accessibility of the location. Residents can take advantage of nearby green spaces and parks, providing opportunities for outdoor activities, leisurely strolls, and recreational pursuits.

Lymington Drive fosters a sense of community, with friendly neighbours and local events contributing to a welcoming atmosphere. Families with children appreciate the presence of reputable schools and educational institutions in close proximity, enhancing the overall appeal of the location.

DESCRIPTION

Upon entering the property, it boasts a spacious and inviting open plan living room seamlessly connected to a modern kitchen. This design promotes a sense of openness and is ideal for entertaining guests or enjoying family time. To first floor it includes three well-appointed bedrooms, providing ample space for residents or guests. Each room is designed with comfort and functionality in mind. The property features a well-equipped family bathroom, offering convenience and privacy for residents. The bathroom is designed with modern fixtures and fittings. One of the key attributes of this property is its potential for future expansion. Whether for accommodating a growing family or realizing personal design preferences, the property offers the flexibility to extend, providing an opportunity for customization.

OUTSIDE

The front of the property, has a walkway to the front of the house which could be changed to off street parking. There is a private rear garden, with a patio area and access to the garage and workshop.



Schools:

Sacred Heart Primary School (0.5 miles)
Bishop Winnington-Ingram CofE School (0.7 miles)
Bishop Ramsey Secondary School (1.0 miles)



Train:

West Ruislip Station (0.5 miles)
Ruislip Station (0.7 miles)
Ruislip Manor Station (1.1 miles)



Car:

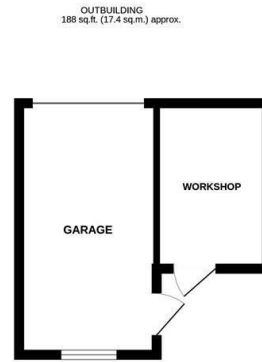
M4, A40, M25, M40



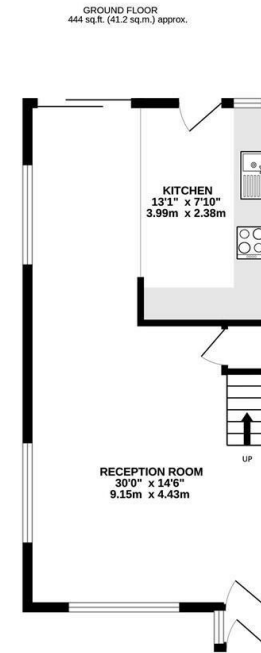
Council Tax Band:

E

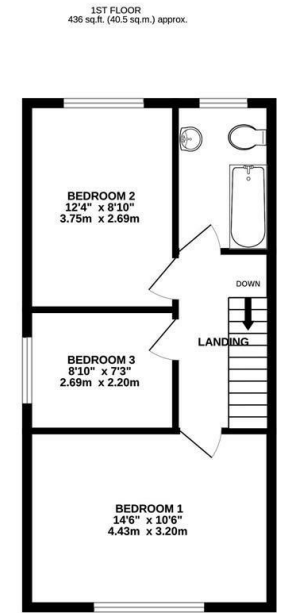
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
188 sq.ft. (17.4 sq.m.) approx.



GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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
Not energy efficient - Higher running costs			
79 60			
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.