

# Coppice Close

Ruislip • • HA4 7NT  
Offers In Excess Of: £700,000



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# Coppice Close

Ruislip • • HA4 7NT

A three bedroom semi detached home perfectly located on a sought after cul de sac in North Ruislip, close to the area's local shops, transport facilities, schools and parks. Briefly the property comprises, three bedrooms, a lounge, dining room, kitchen, bathroom/ separate w.c, conservatory, downstairs w.c, private rear garden with potential to extend STPP.

NO CHAIN

THREE BEDROOMS

SEMI DETACHED

SCOPE TO EXTEND FURTHER (STPP)

QUIET CUL DE SAC

OFF STREET PARKING

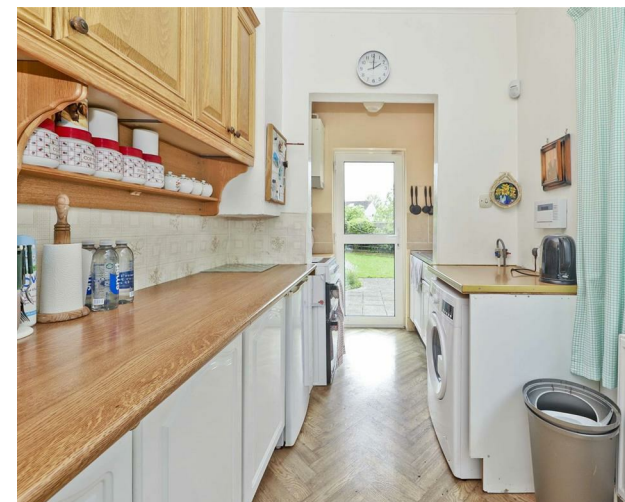
GARAGE

DOWNSTAIRS W.C

SOUGHT AFTER LOCATION

1197 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

Coppice Close is a much sought after residential cul de sac situated in North Ruislip and located conveniently a short distance from the bustling High Street where a vast number of shops, restaurants and transports links can be found to include Waitrose, Browns and Zaza. For the motorist, there are excellent connections to central London and the Home Counties via the M25 and the M40. Commuters are well suited with five London underground stations in the area. Ruislip Station is approximately a mile away making travelling into the city via the Metropolitan or Piccadilly lines swift and easy. Other nearby stations include West Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Whiteheath Infant and Junior School, Sacred Heart Primary, BWI and Bishop Ramsey Secondary School. Ruislip Woods, The Lido, Ruislip Bowls Club, The Duck Pond and Library are all nearby.

### Description

A three bedroom semi detached house with scope to extend further STPP, situated on a sought after cul de sac in North Ruislip. This address presents a great opportunity to personalise to your own taste creating a dream haven upon a highly sought after Ruislip road. On entering the property, there is a porch and spacious hallway providing access to all ground floor rooms. The kitchen offers a well equipped space, with fitted units, ample worktop space. There is also a light-filled living room and dining room which benefits from a conservatory and direct access to the rear garden via single door. To the first floor, you will be greeted with two large double bedrooms, the master bedroom benefits from a large bay window and the second provides fitted wardrobes for ample storage space. Completing this home is a single bedroom, family bathroom and separate w.c.

### Outside

The front of the property offers off street parking. Towards the rear there is a beautiful garden laid with lawn and a paved patio area to enjoy the summer months. The property also benefits from a garage and store room, perfect for those seeking additional storage space.





### Schools:

Whiteheath Junior 0.1 miles  
Whiteheath Infant and Nursery 0.2 miles  
Bishop Winnington-Ingram CofE Secondary 0.3 miles



### Train:

West Ruislip 0.8 miles  
Ruislip 1.0 miles  
Ruislip Manor 1.2 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



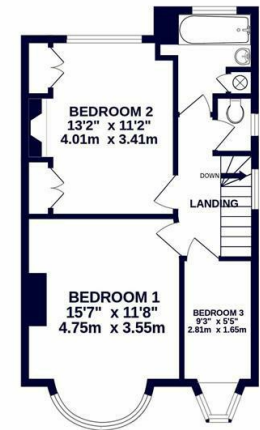
OUTBUILDING  
180 sq.ft. (16.7 sq.m.) approx.



GROUND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1197 sq.ft. (111.2 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
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		

England & Wales  
EU 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.