

# Woodville Gardens

Ruislip • Middlesex • HA4 7NB  
Offers In Excess Of: £750,000



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# Woodville Gardens

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Impressively imposing, beautifully presented and boasting a lovely family feel this three bedroom semi detached residence provides comfortable living and is perfectly positioned to local amenities at both Ruislip and Ickenham.

SEMI DETACHED

THREE BEDROOMS

OPEN PLAN LIVING AND DINING

FULLY MODERNISED

TWO BATHROOMS

OFF STREET PARKING

SOUGHT AFTER LOCATION

TWO PRIVATE GARDENS

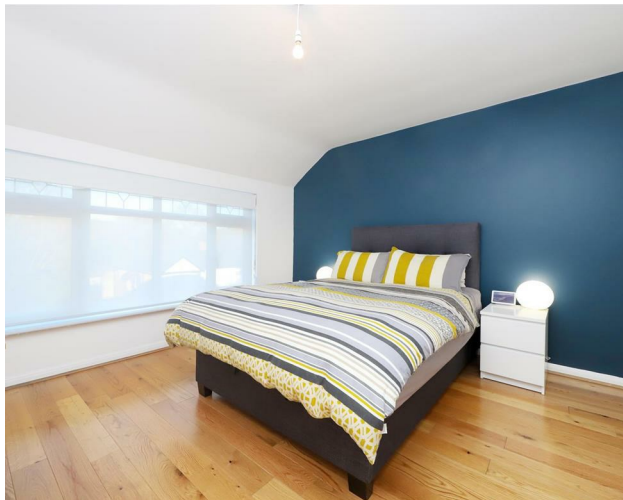
GARAGE

1292 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**

Located on a quiet residential road, a stone's throw from Ruislip High Street and its trendy eateries, shops and transport - Ruislip tube station (Metropolitan/Piccadilly) is at the end of the High Street. West Ruislip (Central/BR) station is also within easy walking distance. For the motorist the A40/M40 and M25 road links offer easy access to London and the Home Counties. For families, it is in the catchment area for excellent local schools BWI, Whiteheath and Sacred Heart and Bishop Ramsey. Highgrove gym and swimming pool are only 10 minutes walk away.

### **DESCRIPTION**

When entering the property you are greeted with a spacious porch full of space for shoes and coats. Through the front door the property opens up immediately into the main living room with direct access to the dining room. Further on in the property is the newly fitted kitchen with ample storage and worktop space and a utility. The far side of the property boasts a well sized bedroom with a separate shower room located next to it. Completing the ground floor is the garage. The staircase rises to the first floor onto the large landing, which includes two double bedrooms and the luxury of a walk in wardrobe/dressing room. The first floor is finished with the fully tiled family bathroom consisting of a bath, basin, storage units and a w.c.

### **OUTSIDE**

The front of the property offers plenty of off street parking for multiple cars. There are two gardens at the property, a formal stone patio courtyard and a further family garden part patio, part laid to lawn. The property is directly adjacent to open fields and parkland, with miles of walks virtually on your doorstep.



### Schools:

Bishop Winnington-Ingram CofE Primary School (0.2 miles)  
Whiteheath Nursery, Infant & Junior School (0.2 miles)  
The Breakspear School (0.8 miles)



### Train:

West Ruislip Station (0.5 miles)  
Ruislip Station (0.9 miles)  
Ickenham Station (1.1 miles)



### Car:

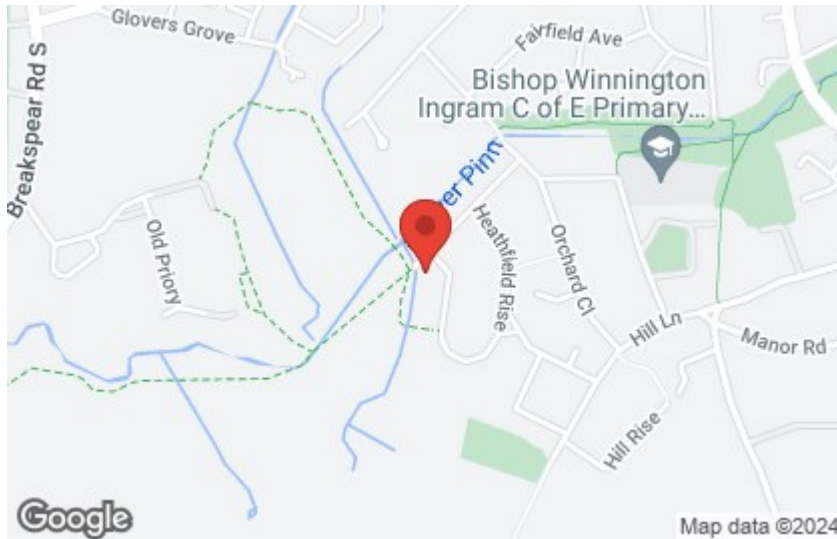
M4, A40, M25, M40



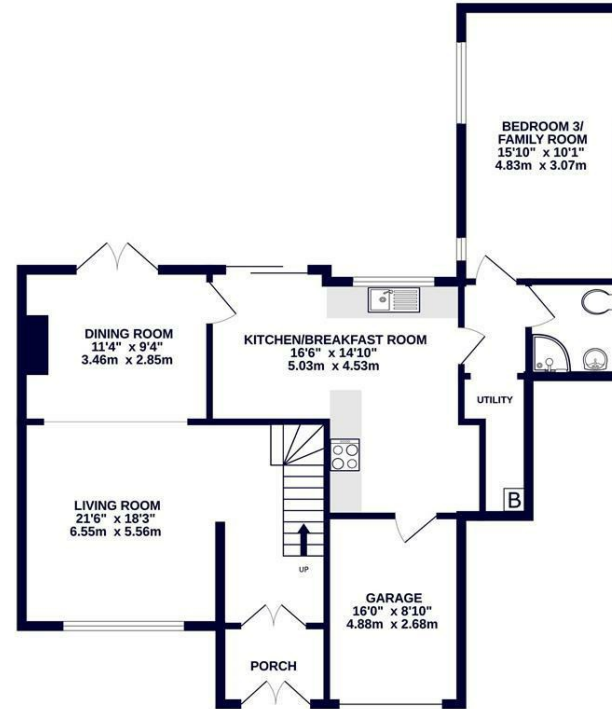
### Council Tax Band:

F

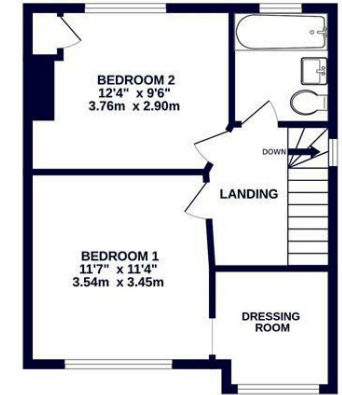
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 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		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

England & Wales  
EPC Directorate  
2022/01/10

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.