

St. Margarets Road

Ruislip • Middlesex • HA4 7NU

Asking Price: £850,000



coopers
est 1986

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Impressive with its stylish, light filled interior and homely feel this stunning family home is perfectly positioned in North Ruislip not far from the local shops, parks and schools. The property comprises of four bedrooms, modern open plan kitchen, utilities room, and a large private rear garden which offers further potential to extend in the future STPP.

FOUR BEDROOM

SEMI DETACHED

LARGE PRIVATE REAR GARDEN

NEWLY FITTED OPEN PLAN KITCHEN

LIVING ROOM

UTILITY ROOM

OFF STREET PARKING FOR MULTIPLE CARS

SOUGHT AFTER LOCATION

POTENTIAL TO FURTHER EXTEND STPP

1426 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

Located on one of Ruislip's popular roads, in close proximity to Ruislip High Street trendy eateries, shops and transport - Ruislip tube station (Metropolitan /Piccadilly) is at the end of the High Street. West Ruislip (Central line/BR) station is a 10 minute drive away. For the motorist the A40/M40 and M25 road links offering easy access to London and the Home Counties. For families, it is in the catchment area for excellent local schools BWI, Whiteheath, Sacred Heart, Haydon and Bishop Ramsey. King's College Playing Fields, Ruislip Woods and Highgrove gym and swimming pool are all just a short walk away.

Description

This superb four bedroom semi detached residence will impress those seeking space, luxury and a convenient address in North Ruislip. The ground floor offers an abundance of space with a welcoming hallway, on your right is the utilities room which leads on to the downstairs shower room. The Living room at the front of the house benefits from a large bay window, with double doors leading to the dining room. Leading off the dining area is the newly fitted kitchen with a range of eye and low-level units, built in appliances and a breakfast bar with rear and side access to the garden and front of the house. The first floor boasts a large landing area that splits off to the bedrooms and a large modern, family bathroom. The master bedroom benefits from a large bay window, there are two further large double bedrooms along with a single room. It is perfect for the growing family seeking space as well as privacy nestled in the heart of north Ruislip.

Outside

To the front there is a large patioed driveway, for multiple cars. The rear garden has a large patio area perfect for entertaining and a large lawn area, there is also side access to the front of the house.



Schools:

Whiteheath Infant and Nursery 0.4 miles
Whiteheath Junior 0.3 miles
Bishop Ramsey Secondary and Sixth form 1.5 miles



Train:

West Ruislip 0.8 miles
Ruislip 0.9 miles
Ruislip Manor 1.1 miles



Car:

M4, A40, M25, M40



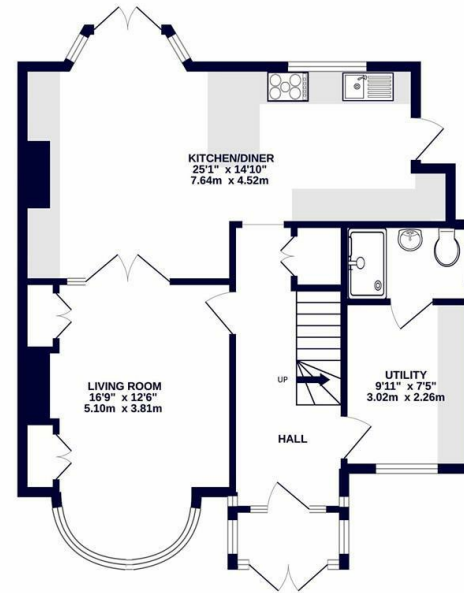
Council Tax Band:

F

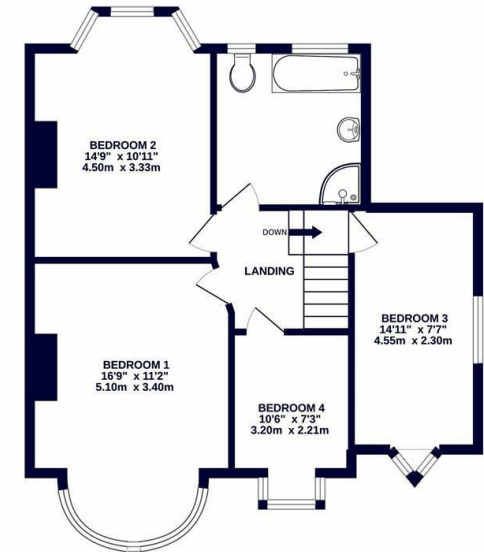
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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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01895 625 625

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

ruislipsales@coopersresidential.co.uk

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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 - highest running costs	F		
Extremely energy inefficient - very high running costs	G		
Not energy efficient - higher running costs			
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.