

Sovereign Close

Ruislip • Middlesex • HA4 7EF
Offers In The Region Of: £900,000



coopers
est 1986

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Set within the heart of Ruislip, this striking five bedroom detached residence will immediately impress with its size and spacious living rooms.

Filled with character and charm, this double fronted residence offers the perfect choice for luxury family living. The property comprises five bedrooms, two reception rooms, study, modern kitchen, two bathrooms, double garage and private garden.

Detached residence

Five bedrooms

Spacious lounge

Fitted kitchen

Separate dining area

Master bedroom with en-suite bathroom

Private garden

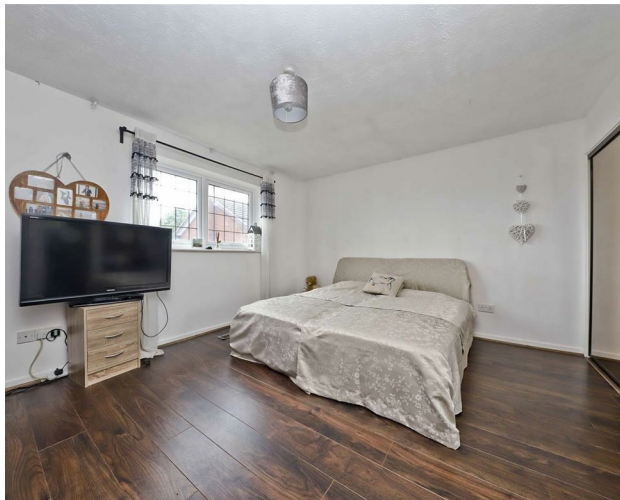
Off street parking

Detached double garage

1,743 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.





Directions

From our office on Ruislip High Street turn right and head towards the first set of traffic lights then turn right on to Kingsend and the road is located a short distance to your right.

Situation

Sovereign Close is a sought after road located in Ruislip and just a few steps away from Ruislip High Street where a vast number of shops, restaurants and transports links can be found. Commuters are well served with Ruislip Station a short walk away at the end of the high street providing easy access into Central London and the city via the Metropolitan or Piccadilly tube lines. A short walk away, West Ruislip station is serviced by the Central Line tube, as well as Chiltern Railways trains into Marylebone Station. For the motorist, the A40/M40 and M25 are a short drive away, providing easy access to Central London and the Home Counties. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Sacred Heart Primary, BWI Primary and Bishop Ramsey Secondary. Ruislip Golf Club, Ruislip Woods and Highgrove Gym & Swimming pool are all a short walk away.

Description

When entering the property you are greeted with the spacious hallway, to the right hand side is the open plan living/dining room with an amazing amount of space to relax and entertain. The living room offers access to the rear garden via sliding doors. Through the dining room you can reach the modern kitchen with ample worktop and storage space, there is also access to the side patio. Following the hallway back to the stairs you find the study room as well as the downstairs W.C. Stairs rise to the first floor with the properties five bedrooms and family bathroom. The master bedroom includes a private en suite with a bath, basin and W.C.

Outside

To the front is a lawned area with pathway a to the front door. There is a separate garage to the side providing ample storage with additional off street parking on the drive. There is an attractive garden to the rear which has been laid to lawn with a shed and paved patio area ideal for entertaining.



Schools:

Sacred Heart Catholic Primary School (0.3 miles)
Bishop Winnington-Ingram CofE Primary School (0.4 miles)
Bishop Ramsey Church of England Secondary School (0.8 miles)



Train:

Ruislip Station (0.2 miles)
West Ruislip Station (0.5 miles)
Ruislip Manor Station (0.6 miles)



Car:

M4, A40, M25, M40



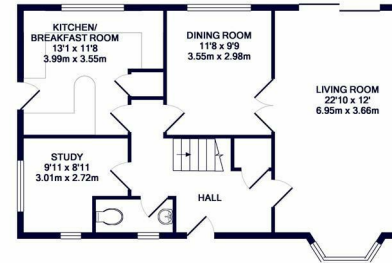
Council Tax Band:

(Distances are straight line measurements from centre of postcode)

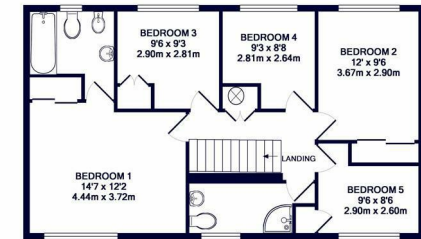


DOUBLE GARAGE
17.9 x 16.1
5.41m x 4.89m

OUTBUILDING
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 729 SQ.FT.
(67.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 729 SQ.FT.
(67.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1743 SQ.FT. (161.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
Not energy efficient - higher running costs			
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.