

# Eastcote Road

Ruislip • Middlesex • HA4 8BG

Asking Price: £1,250,000



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est 1986



# Eastcote Road

Ruislip • Middlesex • HA4 8BG

In a sought after location, this property has stylish interior and a choice of generous living areas, this commanding five bedroom detached residence will impress those seeking space, luxury and a convenient address, it promises a superior family lifestyle. It has been modernised offering a host of high specification rooms. Located on Eastcote Road in close proximity to Ruislip High Street with it's array of shops, cafés, restaurants and transport facilities.

IMPOSING DETACHED

FIVE BEDROOMS

HIGH END KITCHEN/ DINER

LARGE DOUBLE RECEPTION ROOM

STUDY

SUMMER HOUSE AND VERANDA

OUTDOOR ENTERTAINING AND HOTTUB

GARAGE & OFF STREET PARKING

SOUGHT AFTER LOCATION

2027 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

Eastcote Road is in close proximity to Ruislip High Street with its array of shops, cafés, restaurants and transport facilities and runs through the heart of Ruislip. Ruislip tube station (Metropolitan / Piccadilly line) with links into the city and Baker Street is at the end of the High Street. West Ruislip or Ruislip Gardens (Central / BR) stations are located a short distance away. For the motorist the A40/M25 is a short drive away providing access to London and the Home Counties. This house is in the catchment area for a number of highly regarded schools including BWI, Whiteheath and Bishop Ramsey.

## DESCRIPTION

Presenting an exceptional family home which has been extended, renovated and impressively designed to offer a superb residence in a sought after location, within close proximity to all amenities. Once inside the property, you are greeted by the large entrance hallway, which has access to all ground floor rooms. At the front of the property is the kitchen with ample storage and worktop space with integrated appliances. Heading towards the rear is the impressive dining/family room which is ideal for a relaxed family living area, boasting bifolding doors, leading out to the garden, which allows the natural light to flood in. The ground floor also has the added benefit of a w.c and separate study room. To the first floor, there are four double bedrooms and one single bedroom with the master benefiting from built-in wardrobes and a generous sized en suite. Completing the first floor is the family bathroom.

## OUTSIDE

At the front there is a pebbled driveway with plenty of space for off street parking. To the rear there is an impressive summer house, with a covered veranda, perfect for outdoor entertainment. There is also a generous sized garage and store room with ample storage which can be accessed from the front side gate.



### Schools:

Warrender Primary 0.2 miles  
Coteford Infant 0.6 miles  
Bishop Ramsey Church of England 0.5 miles



### Train:

Ruislip Manor 0.5 miles  
Ruislip 0.5 miles  
West Ruislip 1.0 miles



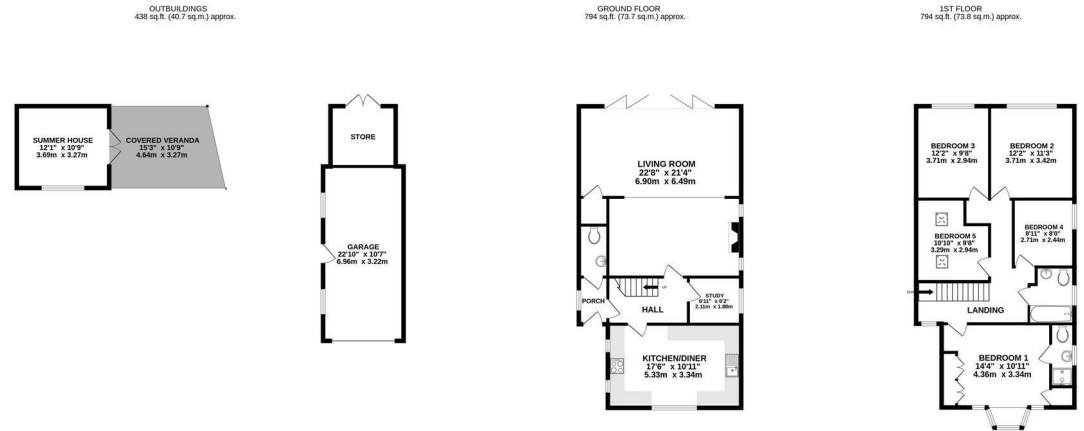
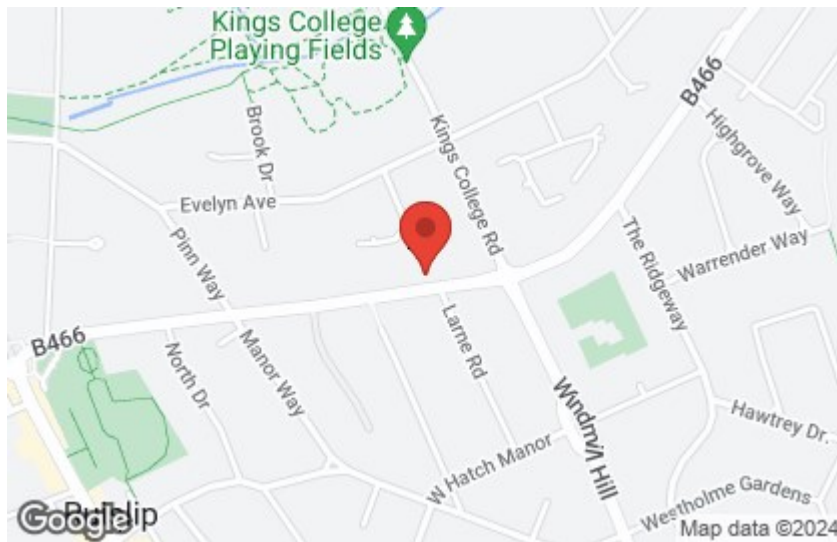
### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)

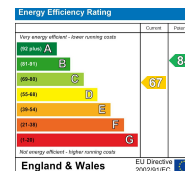


TOTAL FLOOR AREA : 2027 sq.ft. (188.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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