

# Monarchs Way

Ruislip • Middlesex • HA4 7BS  
Offers In Excess Of: £1,000,000



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est 1986

# Monarchs Way

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Presenting a stunning four bedroom detached home, now available for sale, ideally situated close to Ruislip High Street and Ruislip tube station. This exquisite property boasts a spacious ground floor layout with a seamlessly flowing living room, kitchen, and dining area, perfect for modern living. With luxurious features including bi-folding doors, an ensuite master bedroom, and a charming rear garden, this home offers the epitome of comfort and convenience in a prime location.

DETACHED

FOUR BEDROOMS

THREE BATHROOMS

OPEN PLAN LIVING

KITCHEN AND DINING

STUDY

LARGE GARDEN

GARAGE

OFF STREET PARKING

1592 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

Monarchs Way is a quiet tree lined cul de sac set in the heart of Ruislip where property rarely comes to the market. The property is a short stroll to the high street shops, restaurants and Ruislip Station which offers the Metropolitan and Piccadilly line towards Uxbridge, Harrow on the Hill and Aldgate. Alternatively West Ruislip Station provides the Central/BR lines to Gerrards Cross, Marylebone and throughout Central London and towards Epping. For the motorist London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including BWI, Whiteheath and Sacred Heart Primary.

#### DESCRIPTION

Welcome to this exquisite four bedroom detached home, where luxury and comfort intertwine seamlessly. As you step into the expansive hallway, you're greeted by a sense of space and elegance, with easy access to all the ground floor amenities and a staircase leading to the first floor. To the left, the inviting living room beckons, offering a cozy retreat, while seamlessly flowing into the large kitchen and dining area towards the rear of the house. The kitchen is a chef's dream, featuring modern appliances and stylish finishes, complemented by bi-folding doors that open onto the rear garden, creating a seamless indoor-outdoor living experience. Adjacent to the kitchen is a convenient utility room, leading to a WC, ensuring practicality meets functionality. Completing the ground floor is a versatile study, ideal for those seeking a dedicated workspace or quiet reading nook. Venturing upstairs, discover a haven of tranquility within the four well-appointed bedrooms, with the master bedroom boasting an ensuite bathroom adorned with contemporary fixtures, including a toilet, sink, and luxurious shower cubicle. The remaining bedrooms offer ample space for family members or guests, while a family bathroom awaits, featuring a bathtub, sink, and toilet, perfect for unwinding after a long day.

#### OUTSIDE

The property impresses further with a driveway to the front, providing off-road parking, while a garage to the side offers additional storage or parking space. The rear garden, predominantly laid to lawn, exudes serenity and charm, with composite decking at the front, offering the perfect setting for al fresco dining or entertaining guests. This impeccable home presents a rare opportunity to embrace modern living at its finest, promising a lifestyle of comfort, convenience, and sophistication.





### Schools:

Bishop Winnington-Ingram CofE Primary 0.4 miles  
 Sacred Heart Catholic Primary 0.5 miles  
 Bishop Ramsey Church of England 0.9 miles



### Train:

Ruislip 0.5 miles  
 West Ruislip 0.6 miles  
 Ruislip Manor 0.7 miles



### Car:

M4, A40, M25, M40



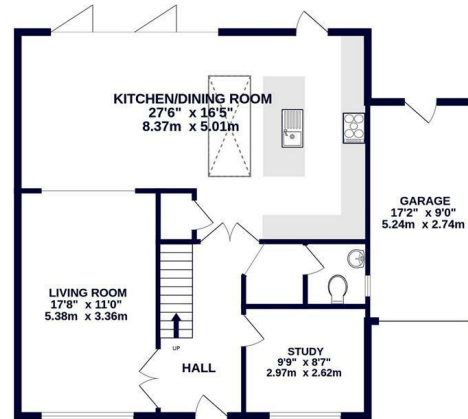
### Council Tax Band:

F

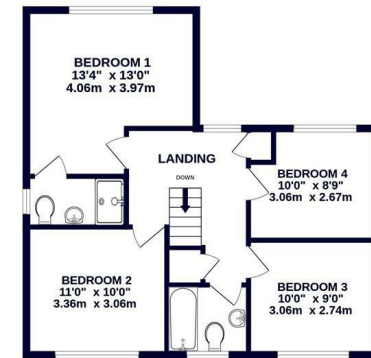
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR  
 611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 1592 sq.ft. (147.9 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	B		
Decent	C		
Below average	D		
Less than average	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
Energy Efficiency Rating		73	83
England & Wales		03/09/2022	03/09/2022

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.