

Wood Lane

Ruislip • Middlesex • HA4 6EX

Asking Price: £1,000,000



coopers
est 1986

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This listed four bedroom detached family home is situated in the conservation area within the heart of Ruislip on one of the most sought after roads. With its large plot and traditional style it is perfect for family living. It is a beautiful property, which is private and secluded sitting up high with it's generously sized bedrooms and imposing front garden. Further benefits include well maintained front and rear gardens and garage.

FOUR BEDROOMS

DETACHED

PRESTIGIOUS ROAD

GARAGE

CONSERVATORY

LARGE FRONT AND REAR GARDEN

SECLUDED PROPERTY

BREAKFAST ROOM

CLOSE PROXIMITY TO RUISLIP HIGH STREET

1590 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.





DESCRIPTION

Set back from the road and tucked a short distance from the high street is this impressive four bedroom detached residence. Positioned in a highly sought after area, in the heart of Ruislip, this character home offers expansive living and entertainment spaces. Retaining many original features, it boasts an elegant, traditional design arranged over two floors. Upon entering the residence, you are immediately greeted by a spacious hallway providing access to all ground floor rooms. To the front, a large dining room which benefits from a bay window bringing in excellent lighting. Towards the rear you will find the living room, which provides direct access into the conservatory room which overlooks views of the beautiful garden. The ground floor is complete with a kitchen/ breakfast room with ample worktop, storage space and W.C. To the first floor you will find four double size bedrooms, a family bathroom, hand wash basin and a separate W.C.

OUTSIDE

To the front of the property there is a large garden, with a driveway providing off street parking. The rear garden is mostly laid to lawn with a mixture of trees and flower beds to the borders. Finally there is an attached garage perfect to utilise for storage purposes.

SITUATION

Wood Lane is a sought after tree lined road in North Ruislip situated close to local amenities and Ruislip Station which services the Metropolitan and Piccadilly Lines. Ruislip High Street is a short walk away with its array of shops and restaurants. Wood Lane is located within easy access to a number of popular schools including Sacred Heart Primary School and good local secondary schools. West Ruislip Station is also nearby and offers the central line and main line services. Conveniently there are many bus routes towards Uxbridge, Pinner and Northwood. A short car or bike ride away there are many local heritage sites e.g. Manor Farm and areas of natural beauty which include Ruislip Lido and Ruislip Woods.





Schools:

Sacred Heart Catholic Primary School 0.3 miles
Bishop Winnington-Ingram CofE Primary School 0.6 miles
Ruislip High School 0.9 miles



Train:

Ruislip 0.3 miles
West Ruislip 0.5 miles
Ruislip Manor 0.6 miles



Car:

M4, A40, M25, M40

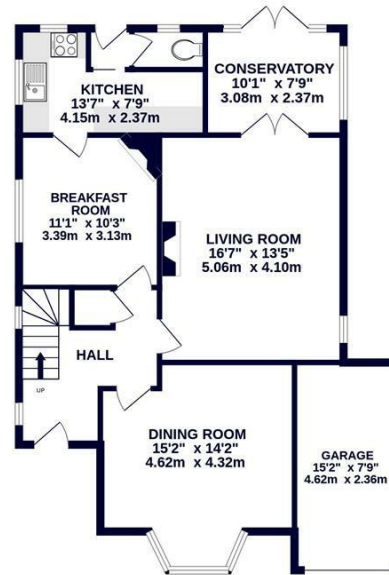


Council Tax Band:

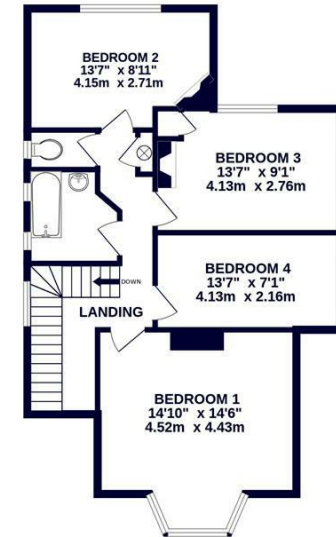
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1590 sq.ft. (147.7 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		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

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.