

Leaholme Way

Ruislip • Middlesex • HA4 7RA
Asking Price: £500,000



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est 1986

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This charming two bedroom extended terraced house offers not only comfortable living spaces but also the convenience of being within close proximity to local amenities, schools, parks, and transport links. Whether you're a first-time buyer, a growing family, or seeking an investment opportunity, this property presents an irresistible combination of location, functionality, and style.

TWO BEDROOM

TERRACED

EXTENDED LIVING ROOM

MODERN KITCHEN

EXCELLENT CONDITION THROUGHOUT

OFF STREET PARKING

GARAGE

SOUGHT AFTER LOCATION

WALKING DISTANCE TO WHITEHEATH SCHOOLS

749 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

Leaholme Way is a popular residential road a walk away from the bustling High Street where a vast number of shops, restaurants and transports links can be found to include Waitrose, Browns and Pizza Express. For the motorist, there are excellent connections to central London and the Home Counties via the M25 and the M40. Commuters are well suited with five London underground stations in the area. From Ruislip station travelling into the city via the Metropolitan or Piccadilly lines couldn't be easier. Other nearby stations include West Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Whiteheath, Bishop-Winnington Ingram and Bishop Ramsey. Ruislip Woods, Ruislip Bowls Club, the Duck Pond and Library are all 15 minutes walk away.

DESCRIPTION

Welcome to this delightful two-bedroom terraced house, nestled in a tranquil neighborhood and boasting a fusion of contemporary comfort and timeless charm. Situated in a sought-after location, this property offers a perfect blend of modern living amenities and traditional appeal. Upon entering, you are greeted by a warm and inviting ambiance that flows throughout the home. The ground floor features a spacious living room, ideal for relaxation and entertainment, adorned with tasteful decor and with the extension it allows ample natural light to illuminate the space. One of the highlights of this property is the ground floor rear extension, adding valuable living space and versatility to the home with a roof lantern to add additional light throughout the ground floor. Whether utilised as a dining room or family room, this versatile extension offers endless possibilities to suit your lifestyle needs. At the front of the property is the well-appointed kitchen with sleek cabinetry, modern appliances, and ample counter space. Ascending the staircase, you will find two generously sized bedrooms. The bedrooms are complemented by contemporary decor, ample storage solutions, and plush carpeting for added comfort. Completing the property is the modern family bathroom, which has been resigned bathroom to make it larger than others.

OUTSIDE

The property boasts off-street parking, providing convenience and ease for residents and guests alike. Additionally, a garage provides secure storage space for vehicles, outdoor equipment, or hobby essentials. The rear garden is accessed through full width BI-Folding doors, which lead to a decking area for entertaining and artificial grass for enjoyment all year round. There is also additional rear access to the garden, through the gate at the bottom of the garden via an alley way.



Schools:

Whiteheath Infant and Junior School (0.1 miles)
Bishop Winnington-Ingram CofE Primary School (0.6 miles)
Bishop Ramsey Church of England School (1.8 miles)



Train:

West Ruislip Station (1.2 miles)
Ruislip Station (1.4 miles)
Ickenham Station (1.8 miles)



Car:

M4, A40, M25, M40

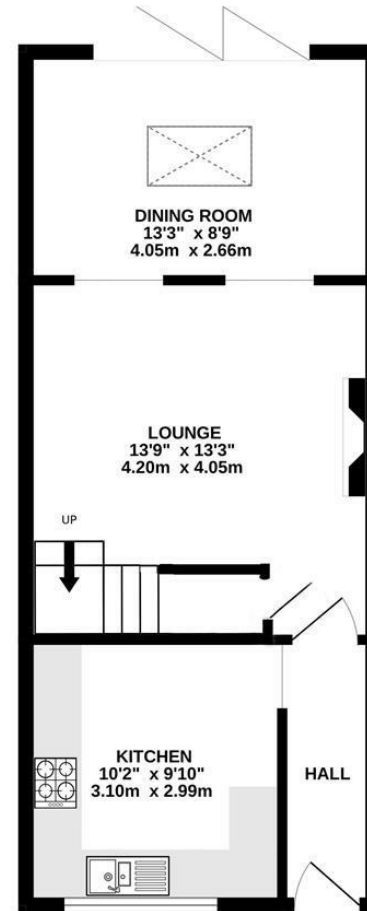


Council Tax Band:

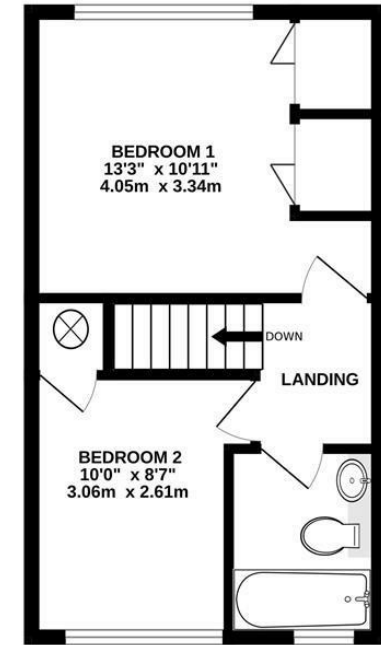
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 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		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
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.