

Hill Rise

• • HA4 7JN

Offers In Excess Of: £725,000



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Welcome to your dream home! This charming two bedroom detached bungalow has been meticulously refurbished to offer modern comfort and style. Nestled in a peaceful neighborhood, this property boasts convenience, functionality and aesthetic appeal with modern features throughout such as under floor heating and a utility room.

TWO BEDROOM

CORNER PLOT

DETACHED BUNGALOW

GARAGE

FULLY REFURBISHED THROUGHOUT

OPEN PLAN KITCHEN & LIVING ROOM

LOFT SPACE

UNDER FLOOR HEATING

WALKING DISTANCE TO WEST RUISLIP

1557 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

This property on Hill Rise is set on a peaceful residential road which ideally backs directly onto Ruislip Golf Course. It is conveniently situated a few moments away from Ruislip High Street where there is a wide range of shops, restaurants and transport links to offer, including Waitrose Supermarket and numerous popular coffee shops. Ruislip Tube Station offers the Metropolitan and Piccadilly lines and is at the end of the High Street whilst West Ruislip station provides the Central and British Rail lines and is also within easy walking distance. For the motorist the A40/M40 and M25 road links offer easy access to London and the Home Counties. For families there are some highly regarded schools nearby including BWI, Whiteheath and Sacred Heart Primary, along with a number of leisure facilities including Ruislip Golf Club, bowls club and Highgrove leisure centre which has a modern gym and swimming pool.

DESCRIPTION

Upon entering, you'll be greeted by the inviting ambiance of the open-plan layout seamlessly connecting the kitchen and living room. The brand-new kitchen is a culinary enthusiast's haven, featuring sleek countertops, contemporary cabinetry and new appliances. The spacious living area provides ample room for relaxation and entertainment, with large Bi-folding doors inviting in natural light and offering serene garden views. Two generously sized bedrooms offer cozy retreats, each boasting plush tiling, built-in wardrobes, and large windows for an airy feel. The modern bathroom showcases elegant fixtures, a luxurious shower, and stylish tile work, providing a spa-like experience. There is also an additional loft room, which is currently used as a study offering potential for further extension.

OUTSIDE

Step outside to discover the tranquil outdoor space, where a well-maintained garden surrounds the property, offering privacy and serenity. At the rear of the garden, you'll find a convenient garage, providing secure parking and additional storage space. Whether you're enjoying a morning coffee on the patio or hosting a barbecue with friends, the outdoor area is perfect for embracing the joys of al fresco living.



Schools:

Bishop Winnington-Ingram CofE Primary School 0.3 miles
Whiteheath Junior School 0.5 miles
Sacred Heart Catholic Primary School 0.6 miles



Train:

West Ruislip 0.3 miles
Ruislip 0.6 miles
Ickenham 0.9 miles



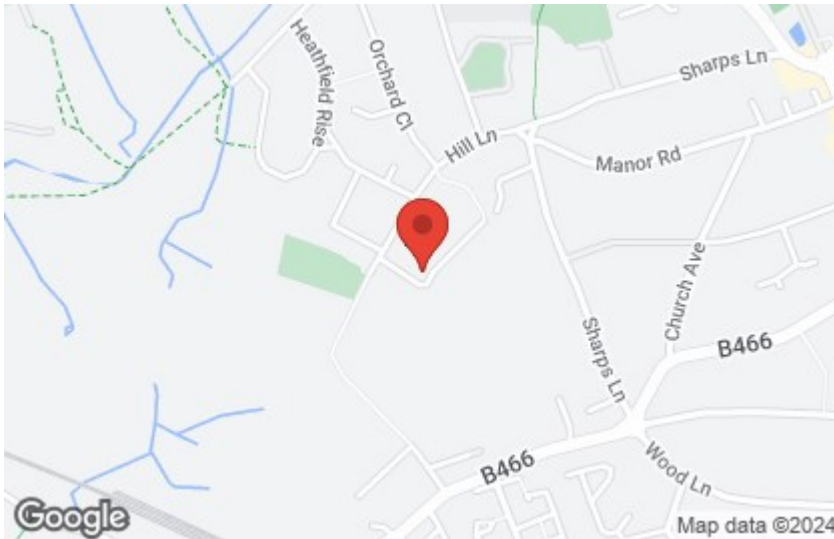
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



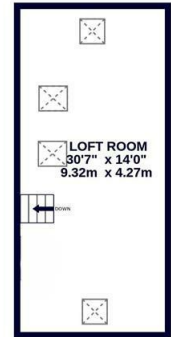
OUTBUILDING
161 sq.ft. (14.9 sq.m.) approx.



GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1557 sq.ft. (144.6 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		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	03/09/2022	15/01/2025

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.