

# The Uplands

Ruislip • Middlesex • HA4 8QN

Guide Price: £725,000



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This stunning three bedroom semi detached Bowers home in Ruislip, coming to the market with no onward chain, offers a seamless blend of traditional charm and modern comforts. Situated within walking distance of highly rated schools and convenient tube stations, it presents an ideal opportunity for families seeking both convenience and quality living. With spacious living areas, a large rear garden, and off-street parking, this property encapsulates comfortable and practical suburban living at its finest.

Chain free

Semi detached

Three bedrooms

Living room

Dining room

Kitchen

Family bathroom

Garage

Off street parking

Close to tube station

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.







### Property

Welcome to this charming three bedroom semi detached Bowers home nestled in the sought-after area of Ruislip. As you step through the front door, you're greeted by a spacious hallway, providing seamless access to the downstairs area and the staircase leading to the first floor. The living room, located at the front of the house, exudes warmth with its inviting fireplace, elegant coving, and the iconic Bowers bay window, flooding the room with natural light. Adjacent to the living room lies the dining room, boasting ample space, large windows, and doors that open onto the expansive rear garden, perfect for entertaining or enjoying peaceful moments outdoors. Completing the ground floor is a well-appointed kitchen, offering convenience and access to the rear garden. Ascending to the first floor, you'll find three bedrooms, including two generously sized doubles adorned with built-in wardrobes for ample storage, alongside a larger than average single bedroom, providing versatility for various lifestyle needs. The first floor is complemented by a family bathroom and a separate WC, ensuring convenience for all occupants.

### Outside

This corner plot property boasts a driveway providing off-street parking and a well-maintained lawned area to the front. The rear garden, sprawling and private, features both lawn and side areas, ideal for outdoor activities, and culminates with a detached garage at the back, offering additional storage or parking options. With its blend of traditional charm and modern amenities, this Bowers home offers a delightful living experience in a coveted location.

### Location

The Uplands is a quiet tree lined residential road and is enjoys a prime position. It is a short stroll to Ruislip and Ruislip Manor shops, trendy eateries and Ruislip/Ruislip Manor stations (Metropolitan/Piccadilly line) with direct links to The City and Baker Street, while 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 Sacred Heart and Bishop Ramsey, along with a number of leisure facilities including Highgrove Leisure Centre.



### Schools:

Warrender Primary School 0.1 miles  
 Coteford Infant School 0.4 miles  
 Bishop Ramsey Church of England School 0.2 miles



### Train:

Ruislip Manor 0.3 miles  
 Ruislip 0.6 miles  
 Eastcote 0.7 miles



### Car:

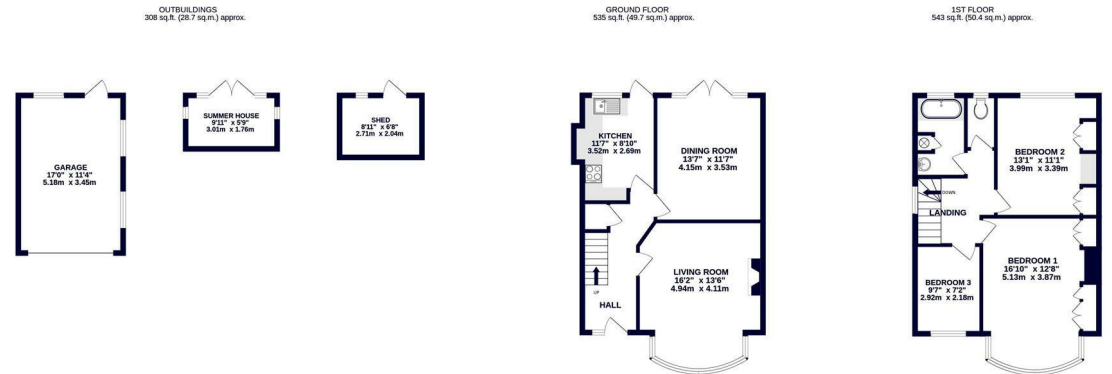
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



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TOTAL FLOOR AREA: 1386 sq.ft. (128.7 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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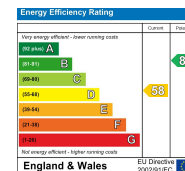
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