

# Greystoke Drive

Ruislip • Middlesex • HA4 7YW

Asking Price: £325,000



coopers  
est 1986

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This beautifully kept one bedroom home comprises ground floor spacious lounge that flows through to a modern kitchen. To the first floor is a large bedroom and a contemporary family bathroom. Other benefits include a private garden, allocated parking and double glazed windows.

ONE BEDROOM

END OF TERRACE

OPEN PLAN LIVING

KITCHEN

FAMILY BATHROOM

LARGE DOUBLE BEDROOM

CUL DE SAC

CATCHMENT AREA FOR LOCAL SCHOOLS

GREAT CONDITION

447 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

Greystoke Drive is a quiet residential road in a sought after part of Ruislip. Ruislip High Street is in close proximity with its choice of shops, restaurants and cafes, including Tesco, Waitrose, Pizza Express and Café Rouge. Breakspear Road offers easy access to the A40 and it's road links into London and the Home Counties. The property also falls within the catchment area for Whiteheath Nursery, Infant and Junior School. There are many bus routes near by and Ruislip is located on the Metropolitan and Piccadilly lines.

### DESCRIPTION

A rare opportunity to buy this delightful one bedroom house, situated in a sought after cul-de-sac nestled away in the leafy area of North Ruislip only a short distance from Ruislip High Street boasting a vast array of shops, restaurants, amenities and Ruislip Station (Metropolitan/Piccadilly lines). This beautifully kept home comprises ground floor spacious lounge that flows through to a modern kitchen. To the first floor is a large double bedroom and a fully tiled contemporary family bathroom. There is additional storage one the landing as well as the loft.

### OUTSIDE

The garden is a beautiful sun trap complete with lawn and a patio area close to the property.



### Schools:

Whiteheath Infant and Nursery School (0.1 miles)  
Whiteheath Junior School (0.2 miles)  
Bishop Ramsey CofE Secondary School (1.5 miles)



### Train:

West Ruislip Station (0.9 miles)  
Ruislip Station (1.2 miles)  
Ickenham Station (1.4 miles)



### Car:

M4, A40, M25, M40

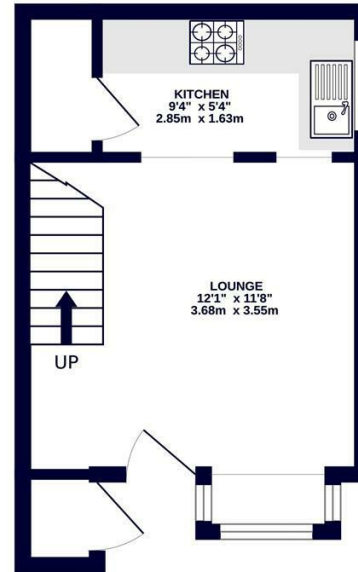


### Council Tax Band:

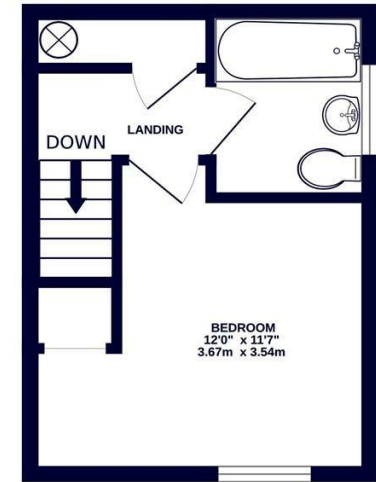
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
223 sq.ft. (20.7 sq.m.) approx.



1ST FLOOR  
204 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.7 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	A		
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		
Not energy efficient - higher running costs			
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.