

# Arlington Drive

Ruislip • Middlesex • HA4 7RL

Guide Price: £1,350,000



coopers  
est 1986

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Nestled on one of Ruislip's premium roads, this exceptional six bedroom detached house exudes luxury and sophistication. Boasting a spacious layout and elegant features throughout, including a striking oak staircase and a feature glass fireplace, it offers an ideal blend of comfort and style. With a beautiful rear garden, off-street parking, and a charming summer house, this property presents a rare opportunity to enjoy refined living in a sought after location.

Detached property

Six bedrooms

Living room

Dining room

Kitchen

Four bathrooms

Study

Garden

Summer house

Off street parking

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 stunning six bedroom detached house, where luxury meets comfort in every corner. As you step through the inviting porch, the grandeur of the home unfolds before you. A spacious hallway welcomes you, adorned with a striking oak staircase that serves as a centerpiece, setting the tone for the elegance that awaits within. To the right, beyond the double doors, lies the living room, boasting a feature glass fireplace that seamlessly connects it to the adjacent dining room, creating an ambiance of warmth and sophistication. The ground floor seamlessly flows into the heart of the home - the kitchen, accessible through the dining room. This space overlooks the picturesque rear garden, offering a tranquil backdrop for family gatherings and entertaining guests. Completing the downstairs layout are a convenient WC and a versatile study, ideal for those who work from home or desire a quiet retreat. Ascend the staircase to discover the first floor, where four generously-sized bedrooms await, two of which boast ensuite bathrooms, while the master bedroom enjoys the added luxury of a walk-in wardrobe. A family bathroom adds further convenience to this level. Continuing upwards, the second floor unveils two additional double bedrooms and another family bathroom, offering ample space for larger families or accommodating guests.

### Outside

A driveway provides off-street parking to the front of the property, while the expansive rear garden beckons with its lush lawn, surrounding greenery, and a charming summer house with additional storage, perfect for embracing the joys of outdoor living.

### Location

Arlington Drive is a sought after tree lined road in North Ruislip situated close to Kings College Playing Fields and Ruislip Woods. Ruislip High Street is a short walk away with its array of shops and restaurants. Ruislip train station with its Metropolitan/Piccadilly Line can be found at the end of the High Street. Arlington Drive is located within easy access to a number of popular schools including Whiteheath nursery, infants and juniors.



### Schools:

Whiteheath Infant & Junior School (0.3 miles)  
Bishop Ramsey Church of England School (1.2 miles)



### Train:

West Ruislip (1.0 mi)  
Ruislip (1.0 mi)  
Ruislip Manor (1.2 mi)



### Car:

M4, A40, M25, M40



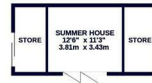
### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
295 sq.ft. (27.4 sq.m.) approx.



GROUND FLOOR  
1297 sq.ft. (120.2 sq.m.) approx.



1ST FLOOR  
837 sq.ft. (77.7 sq.m.) approx.



2ND FLOOR  
138 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA : 2707 sq.ft. (251.5 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	
Class	Score
Very energy efficient - lower running costs	
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20
Not energy efficient - higher running costs	
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.