

# Keswick Gardens

Ruislip • Middlesex • HA4 7XN

Asking Price: £850,000



coopers  
est 1986

# Keswick Gardens

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This beautifully presented three bed bungalow located on Keswick Gardens is one not to miss!

On a sought after road located just off Park Avenue and is known for being one of the most prestigious roads in Ruislip. Boasting an enviable and quiet location the road is within walking distance of Ruislip High Street and its local shops, restaurants and coffee bars.

DETACHED BUNGALOW

THREE BEDROOMS

COMPLETELY REFURBISHED THROUGHOUT

PLANNING PERMISSION GRANTED FOR AN EXTRA THREE  
BEDROOMS/BATHROOM IN THE LOFT

REWired AND RE-PLUMBED

OPEN PLAN KITCHEN/DINER

LARGE GARDEN

SOUGHT AFTER LOCATION

GARAGE

1194 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.





## SITUATION

Keswick Gardens is a sought after road located just off Park Avenue and is known for being one of the most prestigious roads in Ruislip. Boasting an enviable and quiet location the road is within walking distance of Ruislip High Street and its local shops, restaurants and coffee bars. There are a number of highly regarded local schools nearby to include BWI and Whiteheath Primary and Bishops Ramsey Church of England Secondary school. Ruislip and West Ruislip Tube Stations are nearby offering access to the City and West End on the Central/Metropolitan and Piccadilly lines. Ruislip Woods which lead to Ruislip Lido and King's College Playing fields both offer great outdoor spaces to enjoy and are all a short walk away.

## DESCRIPTION

A stylish and sophisticated haven beautifully presented throughout and boasting generously proportioned rooms arranged over one level. This bungalow will immediately impress with its aesthetically pleasing finish and ideal secluded location. Once inside the home, a large hallway leads to the master bedroom immediately on your left with a large bay window. Opposite the hallway is the fully fitted family bathroom. As you continue down the hallway you find bedroom three on the left and bedroom two straight ahead of you. The kitchen is to the rear and is finished to a high specification, well fitted with a selection of integrated appliances, ample storage and worktop space along with plenty of room for a dining table and chairs. The bifolding doors opening out to the garden and onto the patio area, allows natural light to seep through.

## OUTSIDE

To the front there is a large driveway for off street parking. To the rear it is mostly laid to lawn with a large patio area perfect for family entertainment. Completing the property is a garage with ample space for storage.



### Schools:

Whiteheath Junior School 0.4 miles  
Bishop Winnington-Ingram CofE Primary School 0.5 miles  
Bishop Ramsey Church of England School 1 mile



### Train:

Ruislip 1.0 miles  
West Ruislip 1.0 miles  
Ruislip Manor 1.1 miles



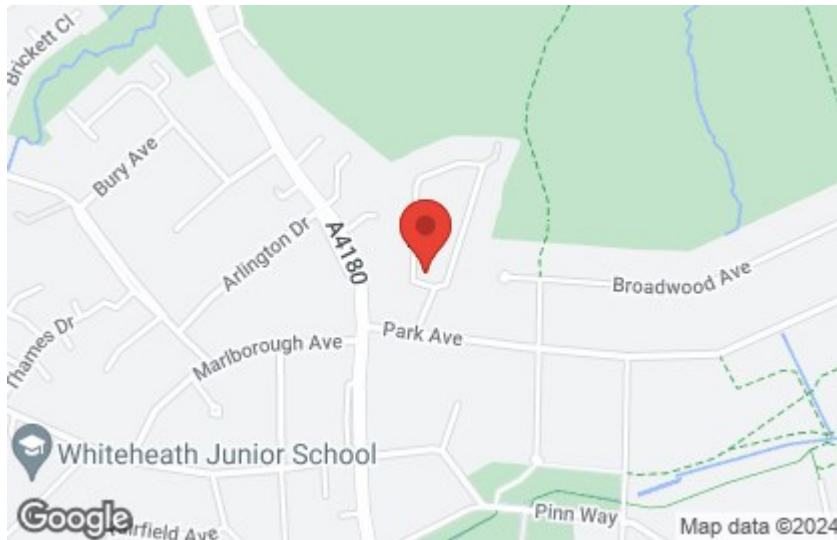
### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
140 sq.ft. (13.0 sq.m.) approx.



GROUND FLOOR  
1064 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (110.9 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		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		85	88

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.