

Sharps Lane

Ruislip • Middlesex • HA4 7JQ
Guide Price: £950,000



coopers
est 1986

Sharps Lane

Ruislip • Middlesex • HA4 7JQ

A superb residence set in the heart of Ruislip and close to an array of amenities including a selection of local shops, Ruislip and West Ruislip

Train station and a choice of leisure facilities and woodland areas. This property is a true one off which offers an ideal home full of traditional features and charm, it is set in a highly sought after area and presents a great opportunity to further enhance this already wonderful home.

Semi detached

Three bedrooms

16th Century build

Two bathrooms

Dining room

Separate garage

Large driveway

Located close by to various schools

Large balcony

Peaceful location

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

A charmingly unique 16th century build three bedroom semi detached house offering a choice of generously proportioned rooms to providing an ideal setting for family living. This commanding residence will impress those seeking space and a convenient address which is truly one of a kind. The properties ground floor comprises a magnificent lounge, a spacious, formal dining room, fitted kitchen with access to the rear garden, downstairs bathroom as well as a final sitting room towards the front of the property. Bespoke wooden stairs lead you to the first floor which presents three double bedrooms and a family bathroom. The master bedroom has access to the imposing balcony which looks out to the front of the property. This superb residence offers the buyer the perfect opportunity to create and transform their own dream home with its immense potential to personalise and update, as well as keeping the authenticity.

Outside

The front of the property welcomes a large driveway leading to a separate garage on the right hand side. To the rear is a well proportioned garden with plenty of foliage giving you access to the front of the property.

Location

Located on Sharps Lane, one of Ruislip's premier and sought after roads that is within close proximity to Ruislip High Street which offers trendy eateries, shops and transport links. Ruislip tube station (Metropolitan/Piccadilly) is at the end of the High Street and West Ruislip (Central/BR) station 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, it is well located to a selection of excellent local schools including BWI Primary, Whiteheath Primary, Sacred Heart Primary and Bishop Ramsey Secondary school.



Schools:

Bishop Winnington-Ingram CofE Primary School 0.3 miles
 Bishop Ramsey Church of England School 1.1 miles



Train:

West Ruislip 0.4 miles
 Ruislip 0.5 miles
 Ruislip Manor 0.9 miles



Car:

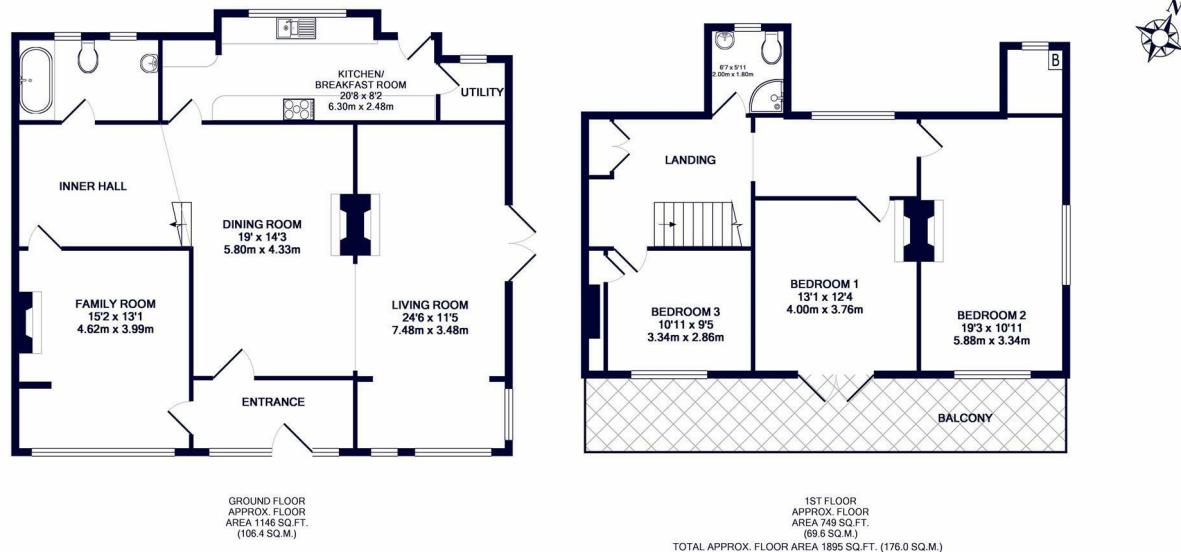
M4, A40, M25, M40



Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



coopers
est 1986

01895 625 625

126-128 High Street, Ruislip,
Middlesex, HA4 8LL
 ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
20141 A	82
20141 B	
20141 C	
20141 D	46
20141 E	
20141 F	
20141 G	
All energy efficient - higher running costs	
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.