

# Roxburn Way

Ruislip • Middlesex • HA4 6HR  
Asking Price: £625,000



coopers  
est 1986



# Roxburn Way

Ruislip • Middlesex • HA4 6HR

This beautiful three bedroom semi detached bungalow boasts generously proportioned rooms throughout all of which are well presented and completed to a good specification. This really is a truly stunning home, ready made to move into, also offers potential to extend STPP and enjoys a superb location close to schools, shops, parks and schools.

THREE BEDROOMS

SEMI DETACHED

FAMILY BATHROOM

DINING ROOM

KITCHEN

LIVING ROOM

OFF STREET PARKING

SOUGHT AFTER LOCATION

GARAGE

1054 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**

Situated in a prime and convenient location in Ruislip, Roxburn way is well positioned just moments from Ruislip High Street with its trendy eateries, restaurants and transport connections. Ruislip station offers the Piccadilly and Metropolitan lines whilst Ruislip Gardens station provides the Central Line and Br Connections. Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the Home Counties. The property is ideally located within the catchment areas of the local highly regarded schools - Sacred Heart and Ruislip High. It is also just a short stroll to the local park/playing fields.

### **DESCRIPTION**

This three bedroom semi detached bungalow boasts generously proportioned rooms throughout. On entering the home via the entrance there is a most warm and welcoming hallway which provides access to all ground floor rooms. Heading towards the rear of the home is the kitchen, which benefits from multiple storage units, ample worktops and space for a selection of appliances. There is a separate dining room with fantastic views of the garden, with double doors opening out onto the garden. The property is completed by three double bedrooms and a family bathroom.

### **OUTSIDE**

To the front is off street parking. There is side access to the rear of the property. The rear garden presents a well kept space with a lawned and paved patio area ideal for entertaining. The property also benefits from a garage.



### Schools:

Sacred Heart Catholic Primary School 0.2 miles  
Ruislip Gardens Primary School 0.2 miles  
Lady Bankes Infant School 0.7 miles



### Train:

Ruislip 0.4 miles  
Ruislip Gardens 0.6 miles  
Ruislip Manor 0.7 miles



### Car:

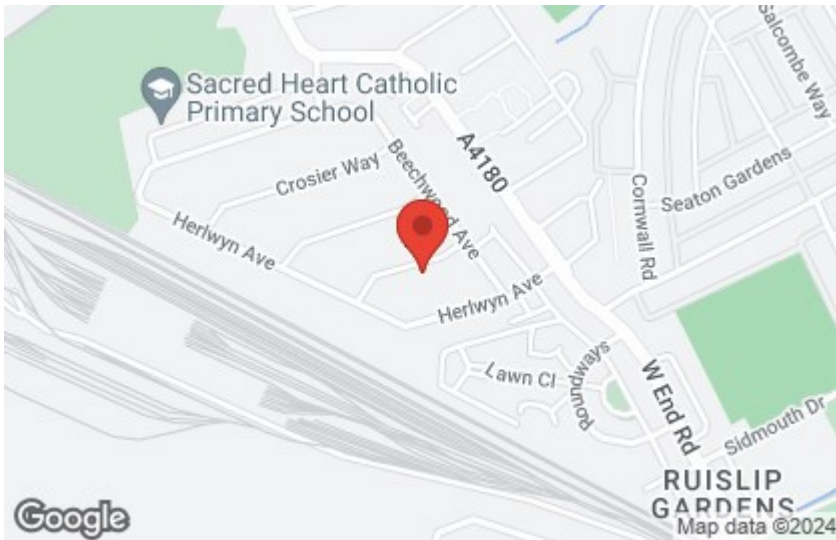
M4, A40, M25, M40



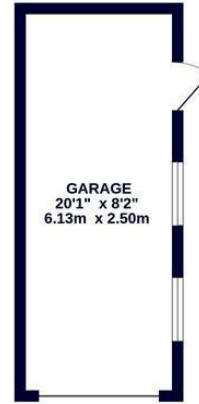
### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
165 sq ft. (15.3 sq.m.) approx.



GROUND FLOOR  
889 sq ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 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		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

England & Wales  
E3 (Minimum) 2022/01/10

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.