

Wayborne Grove

Ruislip • Middlesex • HA4 7DU

Asking Price: £800,000



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est 1986

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A well presented four bedroom detached residence, located on a sought after residential cul-de-sac in North Ruislip that will immediately impress with both its style and character. The property also offer a wealth of future potential.

FOUR BEDROOM

DETACHED

GARAGE

POTENTIAL TO EXTEND STPP

WELL PRESENTED THROUGHOUT

OFF STREET PARKING

CONSERVATORY

DOWNSTAIRS WC

WALKING DISTANCE TO WHITEHEATH SCHOOL

1334 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

Wayborne Grove is a quiet cul-de-sac situated in North Ruislip and close by to Whiteheath School as well as being in close proximity to a number of amenities including Ruislip Woods and Kings College playing fields. Ruislip High Street offers an array of shops including Waitrose Supermarket and numerous restaurants and coffee shops. Ruislip Train station offers the Metropolitan and Piccadilly line with their direct links to the City and Baker Street.

DESCRIPTION

A well-presented four bedroom detached residence located on a sought after cul de sac in North Ruislip. Upon entering the ground floor, through the double glazed porch, you are immediately greeted by a spacious hallway providing access to all ground floor rooms. To the left, you are greeted with a superb, double aspect light filled living room, with a feature fireplace and French doors leading out to the patio. The kitchen offers ample storage and worktop space, with a versatile dining room or family room, perfect for the whole family. The dining room leads out into a beautiful conservatory with patio doors to the garden. Completing the ground floor is a downstairs W.C and wash hand basin. Stairs rise to the first floor, where the landing offers direct access to all bedrooms and the family bathroom. The master bedroom is bright and spacious with a double built in wardrobe, and ample space for additional wardrobes. The other three bedrooms are bright and spacious with bedroom two having a double built in wardrobe and fitted wardrobe, bedroom three has fitted storage and the fourth bedroom currently used a study is also of a good size. This home offers a wonderful opportunity to live in one of Ruislip's premium locations, in a residence that will immediately impress with both its style and character.

OUTSIDE

The front of the property offers its own double driveway for off street parking and a garage as well as a good size front garden laid to lawn with shrubs. The secluded back garden is a feature of this property being laid to lawn with mature shrubs and plants and large patio area perfect for entertaining, with a paved garden area to the side of the property presented as a seating area with a storage shed to its rear.





Schools:

Whiteheath Infant and Junior School (0.1 miles)
Bishop Winnington-Ingram CofE Primary School (0.4 miles)
The Breakspear School (1.0 miles)



Train:

West Ruislip Station (0.9 miles)
Ruislip Station (1.1 miles)
Ruislip Manor Station (1.3 miles)



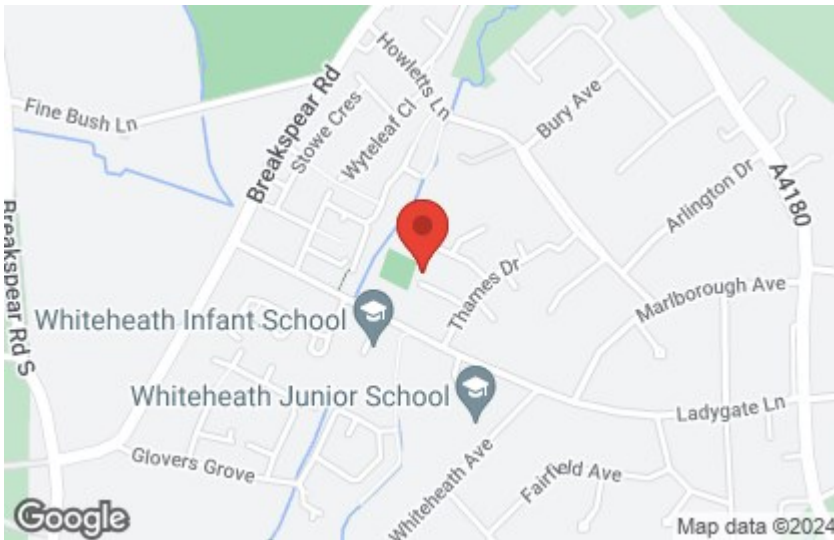
Car:

M4, A40, M25, M40

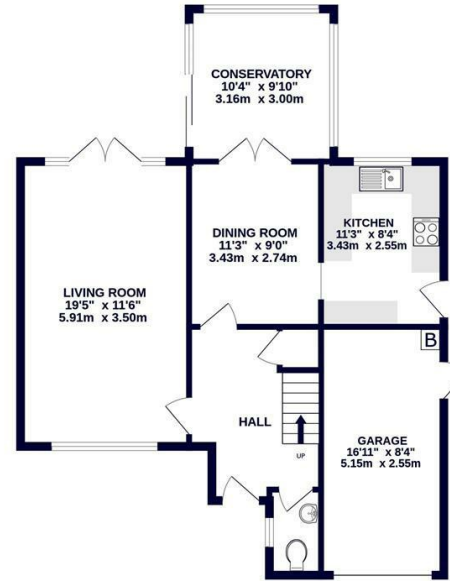


Council Tax Band:

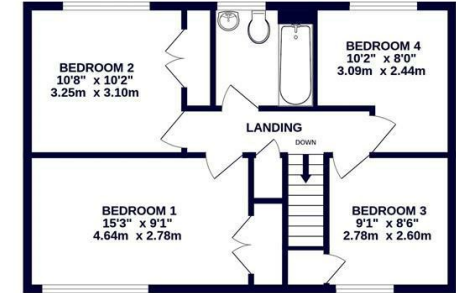
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
780 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1334 sq.ft. (123.9 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	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		
Not energy efficient - higher running costs			
England & Wales		03/07/2024	2022/01/01

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.