

# The Oaks

Ruislip • London • HA4 7LF  
Asking Price: £465,000



coopers  
est 1986

# The Oaks

Ruislip • London • HA4 7LF

Nestled in the charming setting of The Oaks, Ruislip, this delightful two-bedroom semi-detached house is a true gem waiting to be discovered. Boasting a modern interior, this two-bedroom cottage offers a cosy and inviting atmosphere that is perfect for those seeking comfort and style.

Don't miss the opportunity to make this lovely house your new home. Book a viewing today and experience the charm and convenience that this property has to offer.

TWO BEDROOM

SEMI DETACHED

NO ONWARD CHAIN

MODERN KITCHEN

OFF STREET PARKING

PRIVATE GARDEN

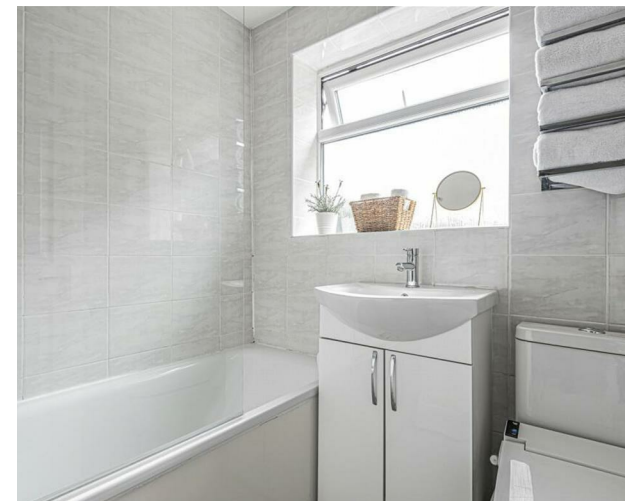
WALKING DISTANCE TO RUISLIP STATION

RECEPTION ROOM

SOUGHT AFTER LOCATION

586 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.





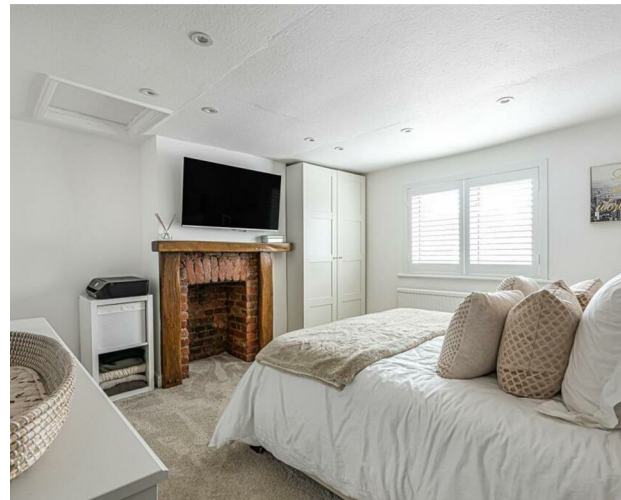
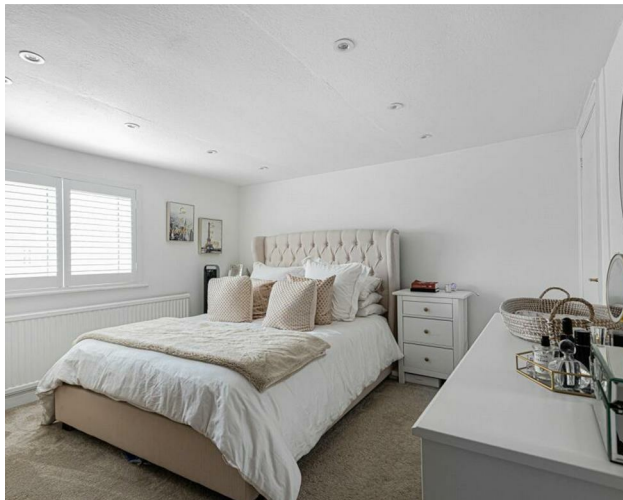
## LOCATION

### DESCRIPTION

A beautifully presented two bedroom cottage situated in this ultra convenient and popular location. This immaculate and well proportioned home briefly comprises: two good size bedrooms, a living room open planned to dining room, Modern fitted kitchen and good size family bathroom.

### OUTSIDE

Mainly laid to patio, side access, panel enclosed fence, sheltered patio area, storage.





### Schools:

Ruislip Station 0.5 miles  
West Ruislip Station 0.6 miles  
Ruislip Manor Station 0.7 miles



### Train:

Bishop Winnington-Ingram CofE Primary School 0.3 miles  
Sacred Heart Catholic Primary School 0.6 miles  
Warrender Primary School 0.5 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

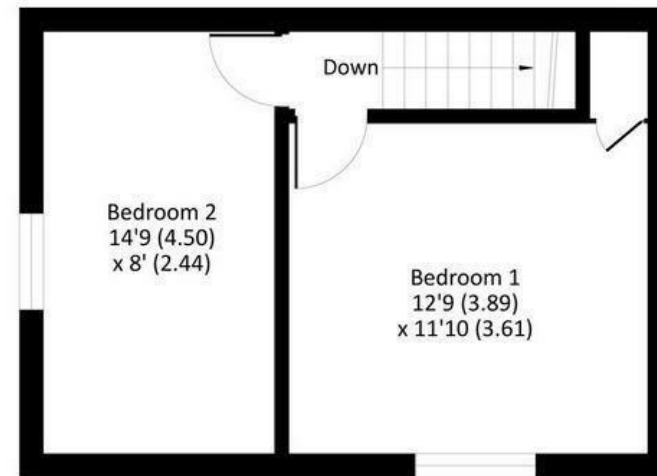
(Distances are straight line measurements from centre of postcode)



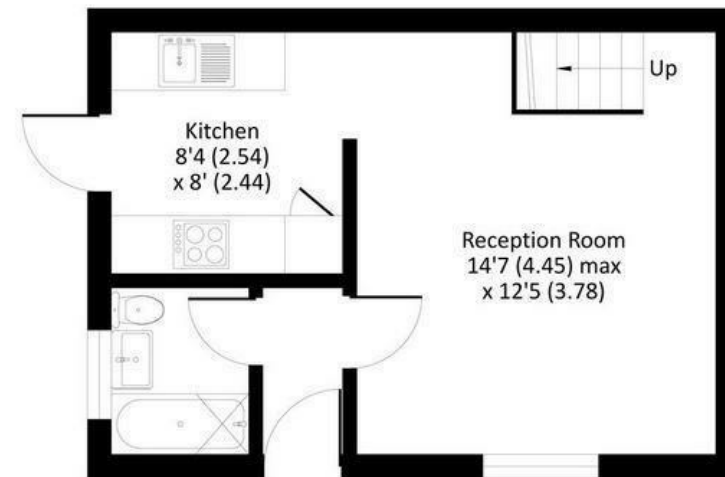
## Park Cottages, The Oaks, Ruislip, HA4 7LF

Approximate Area = 610 sq ft / 57 sq m

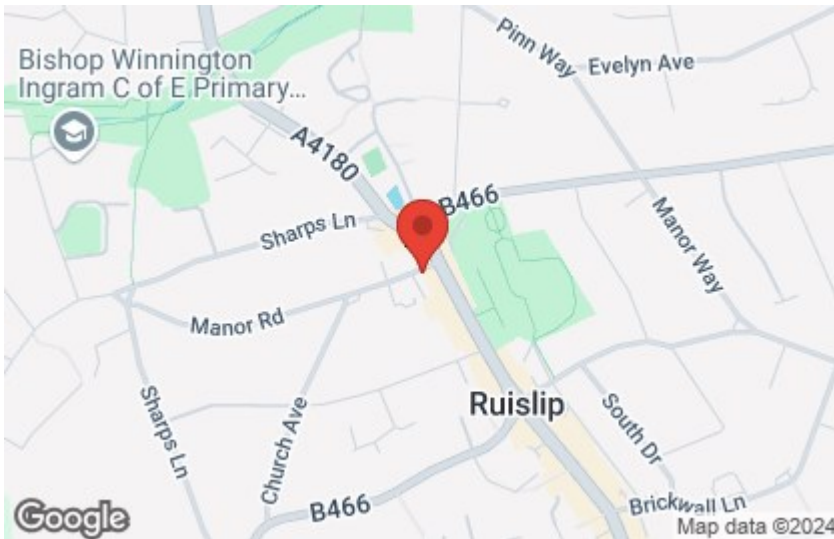
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



01895 625 625

126-128 High Street, Ruislip,  
Middlesex, HA4 8LL

ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk

| 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 |         |        |
| Least energy efficient - higher running costs      | G |         |        |

England & Wales  
EPC 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.