

# Grasmere Avenue

Ruislip • • HA4 7PJ  
Asking Price: £850,000



coopers  
est 1986

# Grasmere Avenue

Ruislip • • HA4 7PJ

Welcome to this charming property located on Grasmere Avenue in the sought-after area of Ruislip. This delightful four-bedroom semi-detached home boasts a loft extension, creating a luxurious master bedroom with its very own ensuite bathroom. One of the highlights of this property is the spacious kitchen diner extension, perfect for hosting family gatherings or entertaining friends.

Situated in a desirable location, this property is conveniently close to local schools, making it an ideal choice for families with children. The peaceful surroundings of Grasmere Avenue offer a tranquil escape from the hustle and bustle of everyday life.

FOUR BEDROOM

SEMI DETACHED

EXTENDED KITCHEN DINER

ENSUITE TO MASTER BEDROOM

OFF STREET PARKING

LARGE PRIVATE GARDEN

NO ONWARD CHAIN

SOUGHT AFTER LOCATION

DOWNSTAIRS WC

1653 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

Located on a quiet residential road in close proximity to Ruislip High Street offering trendy eateries, shops and transport. Ruislip tube station (Metropolitan/Piccadilly) is at the end of the High Street whilst West Ruislip (Central line/BR) station is also within easy walking distance. For the motorist the A40/M40 and M25 road links offering easy access to London and the Home Counties. For families there are a selection of excellent local schools to include BWI, Whiteheath, Sacred Heart and Bishop Ramsey. Highgrove gym and swimming pool are a short walk away.

#### DESCRIPTION

Welcome to this spacious and modern four-bedroom semi-detached home. Situated in a sought-after neighborhood, this property offers a perfect blend of comfort, convenience, and style. As you step through the front door, you are greeted by a warm and inviting atmosphere. The ground floor boasts a thoughtfully designed layout, starting with a generously sized living room, perfect for relaxing with family and entertaining guests. The heart of the home lies in the stunning kitchen diner extension, a focal point designed for both culinary enthusiasts and social gatherings. This bright and airy space features sleek countertops, ample storage, and top-of-the-line appliances, creating an ideal environment for cooking and dining. Large windows flood the room with natural light, creating a welcoming ambiance that's perfect for enjoying meals with loved ones. Convenience is key with a dedicated utilities room, offering plenty of space for laundry and additional storage, keeping the main living areas clutter-free and organized. A downstairs WC adds further practicality, ensuring comfort and ease for residents and guests alike. Ascending to the upper floors, four well-proportioned bedrooms provide ample space for rest and relaxation, each offering versatility to accommodate various lifestyles and needs. The loft extension has been masterfully transformed into a luxurious retreat, featuring an ensuite shower room for added privacy and convenience.

#### OUTSIDE

Outside, the property continues to impress with a private garden, offering a tranquil outdoor space for enjoying the fresh air and alfresco dining during the warmer months. A driveway provides off-road parking, ensuring convenience for residents and guests.



### Schools:

Whiteheath Junior School (0.1 miles)  
Whiteheath Infant & Nursery School (0.2 miles)  
Bishop Winnington-Ingram CofE Primary School (0.2 miles)



### Train:

West Ruislip Station (0.6 miles)  
Ruislip Station (0.9 miles)  
Ickenham Station (1.2 miles)



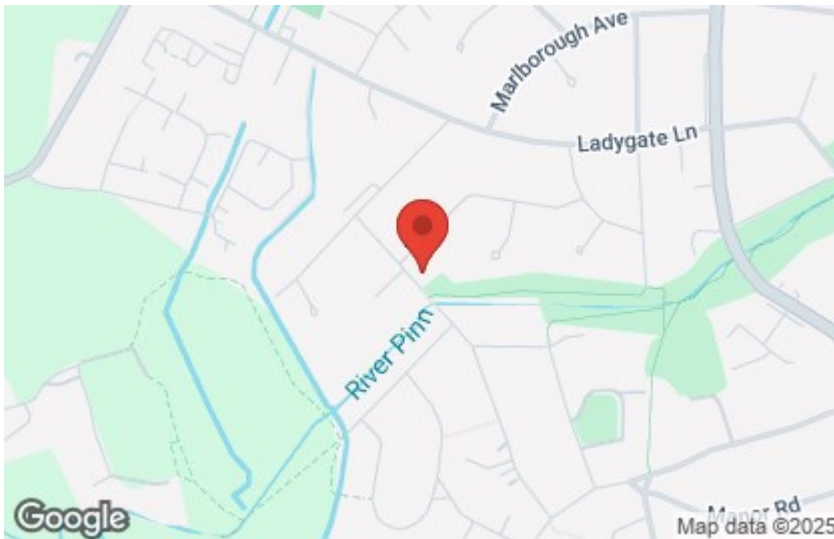
### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)

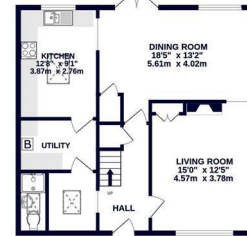


OUTBUILDING  
126 sq ft (11.7 sq m) approx.



GARDEN OFFICE  
126' x 102"  
3.76m x 3.12m

GROUND FLOOR  
761 sq ft (70.1 sq m) approx.



KITCHEN  
12'5" x 9'2"  
3.87m x 2.79m

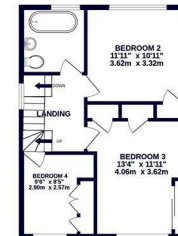
DINING ROOM  
10'5" x 13'2"  
3.18m x 4.02m

LIVING ROOM  
15'0" x 12'5"  
4.57m x 3.76m

UTILITY

HALL

1ST FLOOR  
502 sq ft (46.6 sq m) approx.



BEDROOM 2  
11'11" x 10'11"  
3.62m x 3.12m

BEDROOM 3  
13'5" x 11'11"  
4.06m x 3.62m

BEDROOM 4  
10" x 8'5"  
2.90m x 2.57m

2ND FLOOR  
321 sq ft (29.7 sq m) approx.



BEDROOM 1  
10'0" x 11'7"  
3.05m x 3.52m

coopers  
est 1986

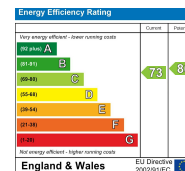
TOTAL FLOOR AREA: 1653 sq.ft. (153.6 sq.m.) approx.

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.  
Made with Metropix ©2024



01895 625 625  
126-128 High Street, Ruislip,  
Middlesex, HA4 8LL  
ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk



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.