

# Allonby Drive

Ruislip • Middlesex • HA4 7YU

Guide Price: £440,000



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Located in Allonby Drive, a peaceful area of Ruislip, this charming two bedroom terrace offers modern comfort and stylish design. Within walking distance of highly rated primary schools, the property features a light-filled living room, a contemporary kitchen, and a private rear garden with a patio area and shed. Additionally, it provides allocated parking and convenient access to local amenities, making it an ideal home for families.

Terrace property

Two bedrooms

Living rooms

Kitchen

Family bathroom

Garden

Allocated parking

Peaceful location

Neatly presented throughout

Viewing recommended

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

Welcome to this charming two bedroom terrace, a perfect blend of modern comfort and stylish design. As you step through the porch, you are greeted by a light and airy living room, decorated in soothing light tones that create a welcoming atmosphere. The living space seamlessly flows into a contemporary kitchen, featuring sleek white cabinets, elegant granite worktops, and chic grey splashback tiles. From the kitchen, a door leads out to the private rear garden, making it an ideal spot for entertaining or enjoying quiet moments outdoors. Ascending the stairs, you will find two spacious double bedrooms, each offering ample space and natural light, providing a serene retreat at the end of the day. The family bathroom is conveniently located on this floor, designed with modern fixtures and fittings.

### Outside

The property boasts allocated parking to the front, ensuring ease and convenience. The rear garden is a delightful sanctuary with a patio area perfect for alfresco dining, low-maintenance artificial grass, and a handy shed at the back for extra storage. This home truly offers a wonderful lifestyle opportunity in a desirable location.

### Location

Allonby Drive is quiet residential road located in North Ruislip and well located to the local convenience shops on Howletts Lane. Alternatively Ruislip High Street, offers a good selection of restaurants, shops and transports links and are approximately a mile away. For the motorist, there are excellent connections to central London via the M25 and the M40. Commuters are well suited with a selection of London Underground stations in the area offering tube and National Rail services. Ruislip Station is at the end of the high street and offers the Metropolitan and Piccadilly lines towards London, Uxbridge and Harrow on the Hill. Other nearby stations include West Ruislip which is serviced by both tube and train lines into Marylebone Station. Ruislip Woods and Highgrove Leisure Centre are both located nearby.



### Schools:

Whiteheath Infant and Nursery School 0.1 miles  
Whiteheath Junior School 0.2 miles  
Bishop Ramsey Church of England School 1.5 miles



### Train:

West Ruislip 0.9 miles  
Ruislip 1.2 miles  
Ickenham 1.4 miles



### Car:

M4, A40, M25, M40



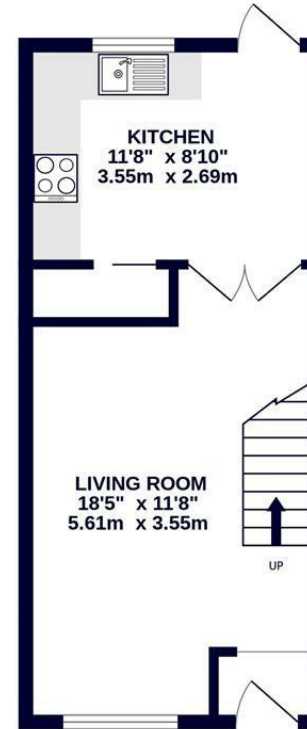
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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		
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Energy inefficient - higher running costs	G		
Not energy efficient - higher running costs			

England & Wales  
EPC Directive  
2002/91/EC

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