

Yeomans Acre

Ruislip • Middlesex • HA4 8BW

Guide Price: £635,000



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est 1986

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Located on a peaceful cul-de-sac in Ruislip, this charming two bedroom semi detached bungalow features a spacious hallway, a living and dining room overlooking the garden, and a centrally positioned galley kitchen with side access. The property includes two double bedrooms, an integral garage, and off-street parking. Both the front and rear gardens are adorned with low-maintenance artificial grass, with the rear garden also offering a delightful patio area. A viewing of this wonderful abode is recommended as soon as possible.

Semi detached bungalow

Two bedrooms

Living & dining room

Kitchen

Family bathroom

Garden

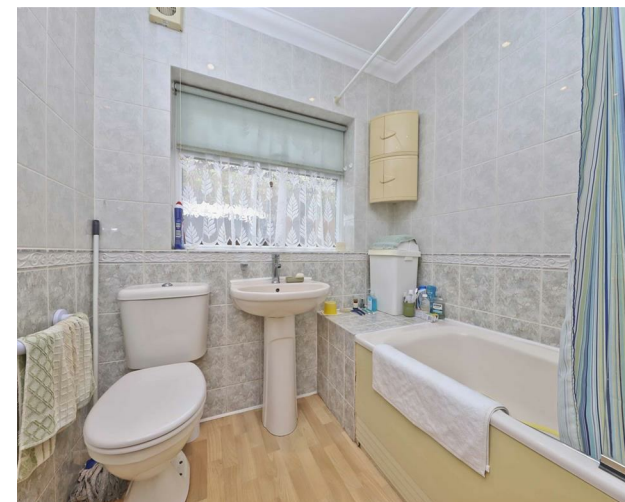
Garage

Off street parking

Quiet location

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 semi detached bungalow, ideally situated in a serene neighborhood. As you step inside, you are greeted by a spacious hallway that sets the tone for the rest of the home. Towards the rear, the living and dining area offers a peaceful retreat overlooking the garden, providing ample space for relaxation and entertainment. The galley kitchen, centrally located, features a convenient side access door, making outdoor tasks effortless. This delightful property boasts two generously sized double bedrooms, ensuring comfort and privacy for residents.

Outside

A front driveway offers convenient off street parking leading to an integral garage, while both the front and rear gardens feature maintenance free artificial grass. The rear garden further enhances outdoor living with a lovely patio area, perfect for al fresco dining or enjoying sunny afternoons. This bungalow presents an ideal blend of comfort, convenience, and outdoor enjoyment, making it a wonderful place to call home.

Location

Yeomans Acre is set in between Ruislip and Old Eastcote in a quiet cul de sac with local shops a short distance walk away. Both Ruislip Manor and Ruislip High Street is a stroll or short drive/bus journey away. Ruislip Manor Train Station is located approximately a 12 minute walk away and offers the Metropolitan and Piccadilly lines with reliable services into Uxbridge, Harrow, The City and Baker Street. The H13 bus stop is at the end of the road and runs towards Pinner and Ruislip. Kings College Playing Fields and Ruislip Woods are nearby with walking routes also to Ruislip Lido easily accessible. Yeomans Acre is also well located to a number of popular schools including Bishop Ramsey Church of England School, Coteford Primary and Warrender Primary.



Schools:

Coteford Infant School 0.2 miles
Warrender Primary School 0.5 miles
Bishop Ramsey Church of England School 0.3 miles



Train:

Eastcote 0.6 miles
Ruislip Manor 0.8 miles
Ruislip 1.1 miles



Car:

M4, A40, M25, M40



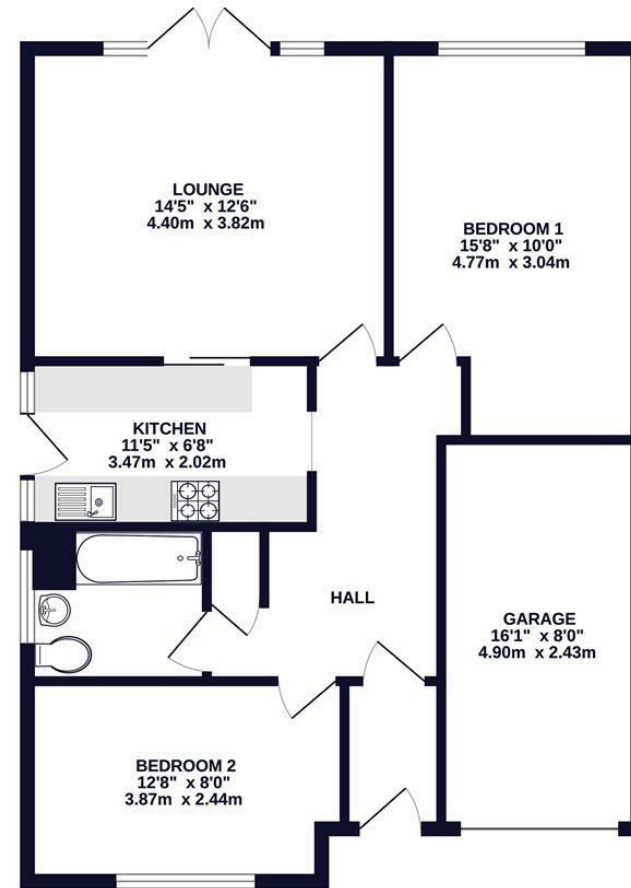
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.8 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 | 92-100 | | |
| B | 81-91 | | |
| C | 69-80 | | |
| D | 55-68 | | |
| E | 39-54 | | |
| F | 21-38 | | |
| G | 1-20 | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU 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.