

Pond Green

Ruislip • Middlesex • HA4 6EW
Offers In Excess Of: £525,000



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A well presented three bedroom terraced house, tucked away on Pond Green, a quiet cul-de-sac in the heart of Ruislip. It is conveniently located to Ruislip High Street and it's shops, amenities and transport connections – with a short walk to Ruislip Tube Station. The property is ideally situated for the A40/M40 and M25 road links which are within a short drive away, offering easy and swift access to London and the surrounding Home Counties.

THREE BEDROOM

TERRACED

OFF STREET PARKING

GARAGE

PRIVATE REAR GARDEN

TWO RECEPTION ROOM

POTENTIAL TO EXTEND STPP

WALKING DISTANCE TO RUISLIP STATION

NEEDS MODERNISATION

952 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

Pond Green is a quiet cul de sac which overlooks open parkland and is in close proximity to Ruislip High Street with its array of shops, trendy eateries and a short walk to Ruislip Station, which is serviced by the Metropolitan and Piccadilly Lines or Ruislip Gardens Station, which is serviced by the Central Line with direct links to The City and Baker Street. For the motorist, Central London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Sacred Heart Primary School and Ruislip High School, along with a number of parks and leisure facilities including Ruislip Golf Club, Highgrove Leisure Centre and David Lloyd Health Club.

DESCRIPTION

Tucked away in a tranquil cul-de-sac, this three bedroom terraced home offers open plan living and light filled rooms creating an immediate impression of relaxed style and ease of family living. Comprising a bright spacious lounge, leading to a dining area with access to the rear garden then through to a fitted kitchen. Additionally there is a downstairs cloakroom and storage cupboard in a separate porch area. To the first floor there are three generously sized bedrooms. There is a large loft space and a family bathroom.

OUTSIDE

To the front there is a paved drive with parking for two cars, with pathway to the door. The rear east facing garden is not overlooked, the garden further benefits from two landscaped patio areas and shrub borders - perfect for entertaining during the summer months. The property also comes with a secure gated garage for additional storage.



Schools:

Sacred Heart Catholic Primary School (0.3 miles)
Bishop Ramsey Secondary School (1.2 miles)
Haydon Secondary School (2.3 miles)



Train:

Ruislip (0.2 miles)
Ruislip Manor (0.6 miles)
West Ruislip (0.6 miles)



Car:

M4, A40, M25, M40

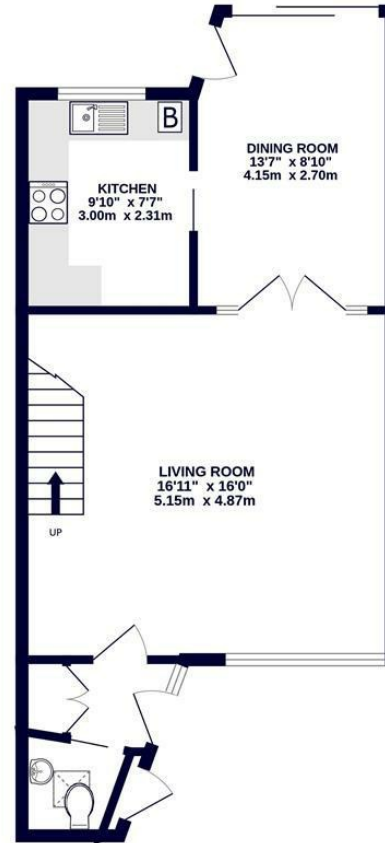


Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		
England & Wales		72	85

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.