

Woodville Gardens

Ruislip • Middlesex • HA4 7NB

Guide Price: £550,000



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Nestled away on Woodville Gardens in Ruislip, this charming extended two bedroom semi detached house features a welcoming hall separating the comfy living room and the spacious kitchen and dining area. The kitchen boasts a central island and double doors leading to a beautifully landscaped garden. Upstairs, the master bedroom includes built-in wardrobes, and the modern family bathroom offers a luxurious touch with a television set into the wall. Additional highlights include a driveway with off-street parking, a garage, and a tranquil rear garden with a patio and artificial lawn surrounded by mature plants.

TWO BEDROOMS

SEMI DETACHED

LIVING ROOM

KITCHEN/DINER

FITTED STORAGE

SPACIOUS

FAMILY BATHROOM

MODERN

GARAGE

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 extended two bedroom semi detached house, perfectly nestled in a sought after part of Ruislip. Upon entering, you are greeted by a welcoming hall that gracefully separates the spacious living room from the extended kitchen and dining area. The living room, positioned to the front of the property, exudes warmth with its feature fireplace, offering a cozy retreat for relaxation. Towards the rear, the heart of the home unfolds with a generously sized kitchen and dining room, highlighted by a central island and ample space for a large dining table. Above are two motorised Velux windows which help flood the room with light. Double doors seamlessly connect this area to the garden, creating a seamless indoor-outdoor flow ideal for entertaining. Completing the ground floor is a convenient WC, adding to the practicality of this inviting space. The property also boasts under floor heating from the front door, through the kitchen, to the back door and can also be found in the downstairs WC. Upstairs, the property continues to impress with two well proportioned double bedrooms. The master bedroom is enhanced by built in wardrobes, providing ample storage solutions. The recently modernised family bathroom exudes contemporary elegance with stylish white tiles and a unique feature, a television sunk into the wall, allowing for luxurious baths accompanied by entertainment.

Outside

The front of the house boasts a driveway offering off street parking and access to the garage, while the rear garden features a delightful patio area leading to an artificial lawn surrounded by mature flowers and shrubs, creating a tranquil oasis perfect for outdoor enjoyment. This property presents a rare opportunity to acquire a modern, well appointed home in a desirable location, combining comfort with stylish living.

Location

Located on a quiet residential road, convenient for the bustling High Street where a vast number of shops, restaurants and transports links can be found to include Waitrose, Tesco Express, numerous restaurants and coffee bars. Alternatively the Duck Pond and Library are 10-15 minute walk away. For the motorist, there are excellent connections to central London via the M25 and the M40, making it a popular choice for city bankers and professionals. Commuters are well suited with five London Underground stations in the area and with tube and National Rail services from Ruislip Station only half a mile away, travelling into the city via the Metropolitan or Piccadilly lines couldn't be easier. Other nearby stations include West Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including BWI and Bishop Ramsey, Ruislip Woods, Highgrove and Ruislip Bowls club are all nearby.



Schools:

Bishop Winnington-Ingram CofE Primary School (0.2 miles)
Whiteheath Nursery, Infant & Junior School (0.2 miles)
The Breakspear School (0.8 miles)



Train:

West Ruislip Station (0.5 miles)
Ruislip Station (0.9 miles)
Ickenham Station (1.1 miles)



Car:

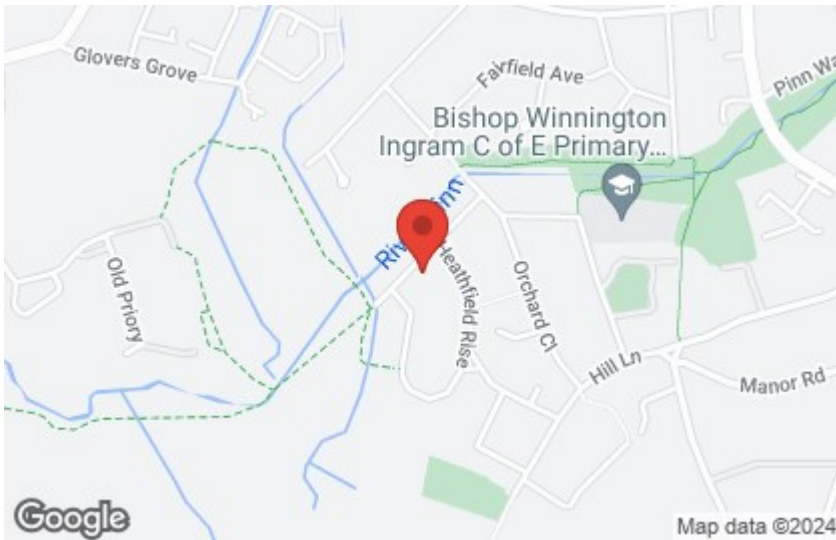
M4, A40, M25, M40



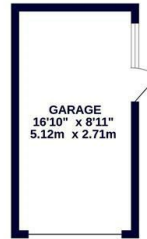
Council Tax Band:

D

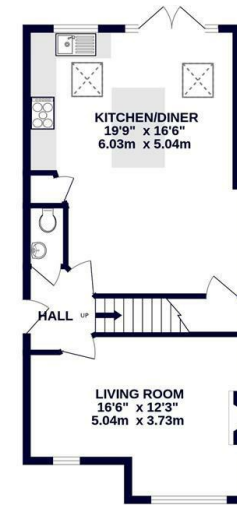
(Distances are straight line measurements from centre of postcode)



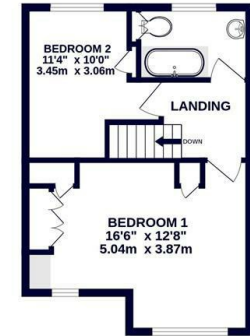
OUTBUILDING
149 sq.ft. (13.8 sq.m.) approx.



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1062 sq.ft. (98.6 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.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		
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.