

# Elmbridge Close

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



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Welcome to Elmbridge Close, Ruislip - a charming location that could be your next home sweet home! This delightful five-bedroom halls adjoining semi-detached house offers a perfect blend of modern living and traditional charm.

FIVE BEDROOM

SEMI DETACHED

HALLS ADJOINING

DOUBLE STOREY EXTENDED

ENSUITE TO THE MASTER BEDROOM

GROUND FLOOR BEDROOM WITH BATHROOM

LARGE PRIVATE REAR GARDEN

OFF STREET PARKING

SOUGHT AFTER LOCATION

1595 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 one of Ruislip's most popular cul-de-sacs, this home falls within close proximity to both Ruislip and Ruislip Manor High Street with their trendy eateries, shops and transport links. Ruislip Manor tube station (Metropolitan /Piccadilly) is merely a ten minute walk away whilst West Ruislip (Central line/BR) station is a short drive from the residence. For the motorist, the A40/M40 and M25 road links offering easy access to London and the Home Counties. For families, it is within the catchment area for excellent local schools including Whiteheath, Sacred Heart and Bishop Ramsey CofE School. King's College Playing Fields, Ruislip Woods and Highgrove Leisure Centre are all a short walk away.

## DESCRIPTION

As you step inside, you'll be greeted by two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. The modern kitchen is a chef's dream, while the separate dining room and living room offer versatility for various activities. This property boasts five bedrooms, with one conveniently located downstairs along with a bathroom, ideal for guests or as a private space. Upstairs, you'll find three spacious double bedrooms and a cosy single room. The master bedroom comes complete with an ensuite, ensuring your comfort and privacy.

## OUTSIDE

The front of the property is paved with plenty of room for off street parking with side access to the garden. The rear garden is mostly laid to lawn with a large patio and a pergola to enjoy the summer months, there also is a workshop/bar at the end of the garden.





### Schools:

Coteford Infant & Junior School (0.13 miles)  
Grangewood School (0.23 miles)  
Bishop Ramsey CofE School (0.44 miles)



### Train:

Ruislip Manor Station (0.80 miles)  
Eastcote Station (0.91 miles)  
Ruislip Station (1.3 miles)



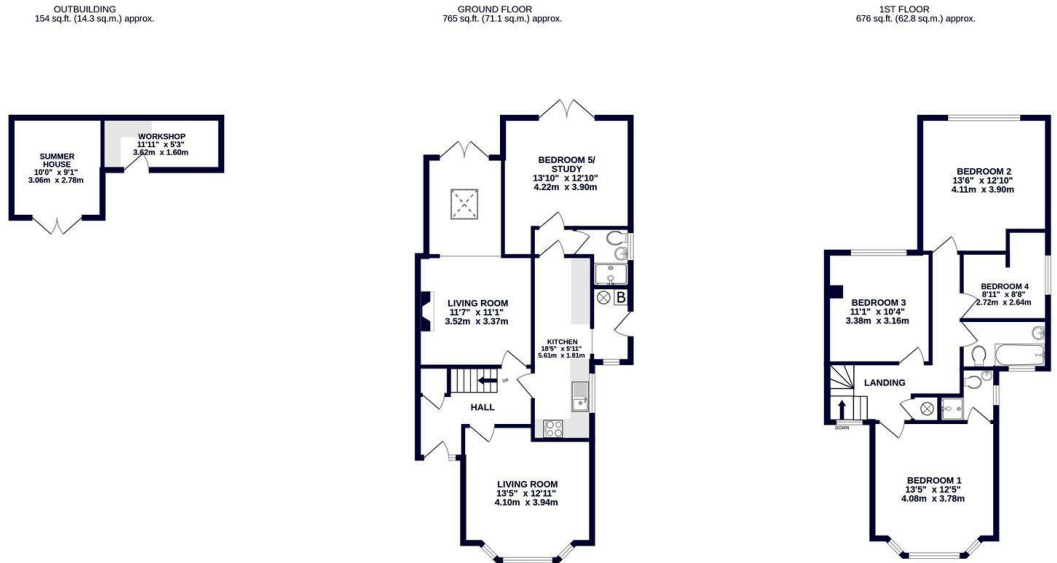
### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA: 1595 sq.ft. (148.2 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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**01895 625 625**  
**126-128 High Street, Ruislip,**  
**Middlesex, HA4 8LL**  
ruislipsales@coopersresidential.co.uk

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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		
Low energy efficiency	E		
Very low energy efficiency	F		
Not energy efficient - higher running costs	G		
England & Wales		03/03/2022	01/10/2022

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.