

Mill Drive

Ruislip • Middlesex • HA4 7GL
Offers In Excess Of: £600,000



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est 1986

Mill Drive

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NO CHAIN. Located within a sought-after development in the heart of Ruislip and offering a contemporary, stylish yet sophisticated interior this three bedroom town house residence. The High Street is a short walk away offering easy access to all of Ruislip amenities including Ruislip Metropolitan/Piccadilly line train station.

THREE BEDROOM

SEMI DETACHED

NO CHAIN

CORNER PLOT

ALLOCATED PARKING

ENSUITE TO MASTER BEDROOM

FAMILY BATHROOM

DOWNSTAIRS WC

SOUGHT AFTER LOCATION

1161 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

Mill drive is located within a new development in the heart of Ruislip and is in a highly convenient location in close proximity to the High Street with its array of restaurants, shops and transport links. Ruislip tube station (Metropolitan/Piccadilly lines) is at the end of the High Street whilst West Ruislip station (Central/BR) is also within easy walking distance. For the motorist the A40/M40 and M25 road links offering easy access to London and the Home Counties. For families, it is well located for some highly regarded schools including BWI, Whiteheath and Sacred Heart, along with a number of leisure facilities including Ruislip Golf Club, bowls club and Riverside Health Club which has a modern gym, tennis and squash courts and swimming pool.

DESCRIPTION

Offering a contemporary, stylish yet sophisticated interior, this home offers spacious and versatile living spaces that has been cleverly arranged over three floors. Filled with natural light and generously proportioned rooms the property creates a low maintenance lifestyle of undeniable refinement and quality. To the ground floor is the entrance hallway which leads to the fully fitted kitchen, the fitted kitchen benefits from having integrated appliances and a good selection of units. The living room at the rear of the property is perfect for all of the family to relax with access to the garden. Completing the ground floor is the WC. On the first floor you have two double bedrooms and a family bathroom. On the second floor, there is a further bedroom, en suite shower room and built in storage cupboards. This is a perfect residence for the growing family, it is flawlessly presented and offers gracious interiors and multiple living areas all designed to radiate a relaxed, effortless lifestyle.

OUTSIDE

To the rear is a lawned garden with a patio space and a storage shed.



Schools:

Bishop Winnington-Ingram CofE Primary School (0.34 miles)
 Whiteheath Infant, Junior & Secondary School (0.35 miles)
 Warrender Primary School (0.83 miles)



Train:

West Ruislip Station (0.62 miles)
 Ruislip Station (0.64 miles)
 Ruislip Manor Station (0.90 miles)



Car:

M4, A40, M25, M40



Council Tax Band:

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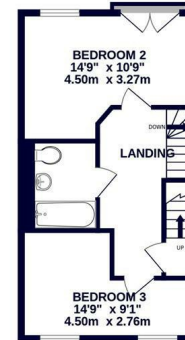
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
 396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR
 367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 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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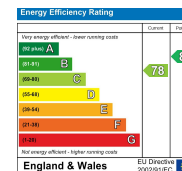
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