

Southcote Rise

Ruislip • • HA4 7LN
Guide Price: £625,000



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A three bedroom semi detached house which offers a blank canvass for your dream home.

The property comprises two reception room and kitchen to the ground floor. Upstairs there are three bedrooms and a family bathroom. Further benefits include off street parking via own drive, private rear garden and a garage offering potential to develop in the future subject to planning permission.

THREE BEDROOM

SEMI DETACHED

GARAGE OWN DRIVE

LARGE PRIVATE REAR GARDEN

POTENTIAL TO EXTEND STPP

DOWNSTAIRS WC

TWO RECEPTION ROOMS

WALKING DISTANCE TO RUISLIP

SOUGHT AFTER LOCATION

1322 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

Southcote Rise is a sought after road within North Ruislip situated close to Kings College Playing Fields and Ruislip Woods. Ruislip High Street is a short walk away with its array of shops, restaurants and transport. Ruislip Metropolitan/Piccadilly line train station is at the end of the high street. West Ruislip on the Central line is a short walk away and conveniently located. The A40 with its links to London and the Home Counties is a short drive away. It is nearby to a number of highly regarded schools - BWI, Whiteheath and Bishop Ramsey.

DESCRIPTION

A superb family home offering well proportioned living space and with a choice of reception rooms. The entrance to the property opens to the hall with stairs rising to the first floor and doors leading to the rooms at the front and rear. To the front aspect, living room filled with an abundance of light, a feature fireplace and a bay window. To the rear of the house is the kitchen, which gives access to the garden via a single door the separate dining room is at the rear of the house and also offers access to the rear garden. Upstairs on the first floor there is a family bathroom, two double bedrooms and a third single bedroom. The property offers a wealth of potential to extend to the rear and side into the side space.

OUTSIDE

There is off street parking to the front of the property and to the rear is a pleasant garden which has been well maintained offering both lawned and patio space. To complete the garden is the garage which is accessed by your own drive, which offers potential for side and rear extension in the future.



Schools:

Whiteheath Junior 0.1 miles
Bishop Winnington-Ingram CofE Primary 0.1 miles
Bishop Ramsey Church of England 1.2 miles



Train:

West Ruislip 0.7 miles
Ruislip 0.9 miles
Ruislip Manor 1.1 miles



Car:

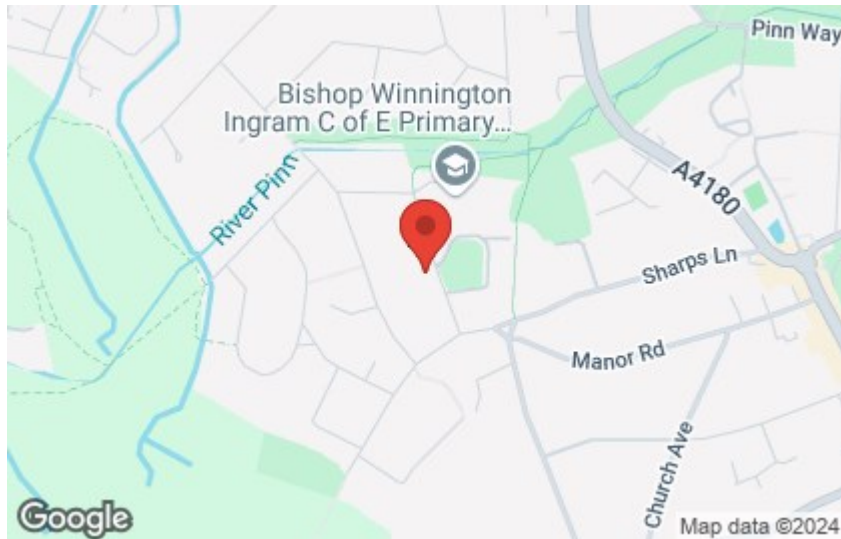
M4, A40, M25, M40



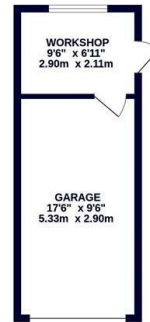
Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
232 sq.ft. (21.6 sq.m.) approx.



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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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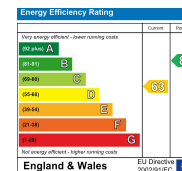


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