

Greystoke Drive

Ruislip • • HA4 7YL

Offers In Excess Of: £400,000



coopers
est 1986

Greystoke Drive

Ruislip • • HA4 7YL

This two bedroom house is designed to offer stylish and modern living over two floors. Perfect as a starter home, great for investors, or for those simply seeking comfortable, convenient living. The ground floor offers superb space for living and dining with a modern kitchen, leading to upstairs with two well proportioned double bedrooms, one with fitted storage, and the family bathroom suite. The front of the property offers good space for off street parking. The rear garden is mostly laid to lawn with with a patio area, perfect for family entertainment.

TWO BEDROOM

TERRACED

ALLOCATED PARKING FOR TWO CARS

NO ONWARD CHAIN

MODERN KITCHEN

LARGE LIVING ROOM

PRIVATE REAR GARDEN

FAMILY BATHROOM

SOUGHT AFTER LOCATION

663 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

Greystoke Drive is a quiet residential road in a sought after part of Ruislip. Ruislip High Street is in close proximity with its choice of shops, restaurants and cafes, including Tesco, Waitrose, Pizza Express and Café Rouge. Breakspear Road offers easy access to the A40 and it's road links into London and the Home Counties. The property also falls within the catchment area for Whiteheath Nursery, Infant and Junior School. There are many bus routes near by and Ruislip is located on the Metropolitan and Piccadilly lines.

DESCRIPTION

This two bedroom house is designed to offer stylish and modern living over two floors. Perfect as a starter home, great for investors, or for those simply seeking comfortable, convenient living. On the ground floor the entrance leads directly into the modern living room area. This superb area boasts a fresh, bright space with plenty of room for living and entertaining. The kitchen has a selection of storage and integrated appliances with space for your own added appliances, also offering access to the rear garden. Stairs from the living room rise to the first floor where there are two well proportioned double bedrooms, one with fitted storage, and completed with the family bathroom.

OUTSIDE

The front of the property offers two allocated parking spaces. The rear garden is mostly laid to lawn with with a patio area, perfect for family entertainment.



Schools:

Whiteheath Infant and Nursery School (0.1 miles)
Whiteheath Junior School (0.2 miles)
Bishop Ramsey CofE Secondary School (1.5 miles)



Train:

West Ruislip Station (2.8 miles)
Ruislip Station (1.2 miles)
Ickenham Station (1.4 miles)



Car:

M4, A40, M25, M40

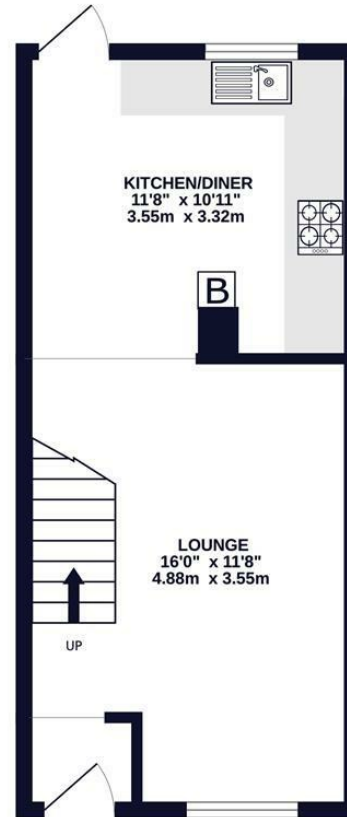


Council Tax Band:

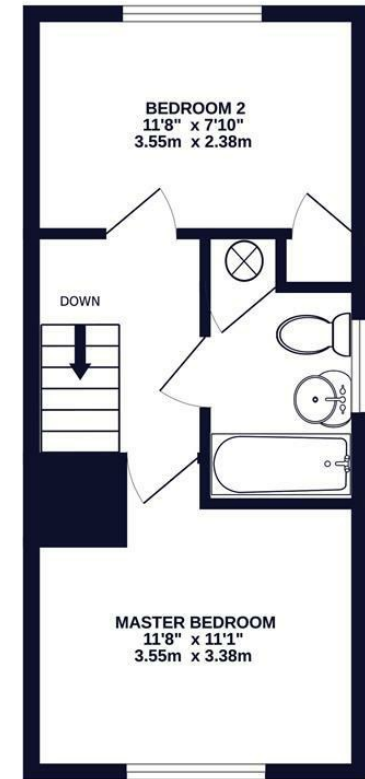
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 663sq.ft. (61.6 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		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Extremely energy inefficient - very high 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.