

Morford Way

Ruislip • Middlesex • HA4 8SL
Guide Price: £1,100,000



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Situated in a highly sought after, residential and conservation area of Eastcote, this beautiful detached house has been looked after to preserve its external period character, it also has a wealth of potential to modernise and extend STPP in the future. The house is placed in an ideal location with five minutes walking distance to Eastcote High Street and Underground station offering two lines to central London within thirty five minutes.

FIVE BEDROOM

DETACHED

GARAGE

LARGE PRIVATE REAR GARDEN

NO ONWARD CHAIN

TWO RECEPTION ROOMS

POTENTIAL TO EXTEND STPP

CARRIAGE DRIVEWAY

WALKING DISTANCE TO EASTCOTE HIGH STREET

2105 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

Morford Way is a quiet tree lined residential road which is a highly sought after location in the Eastcote area. It is a very short stroll to Eastcote or Ruislip Manor shops, trendy eateries and transport options. Commuters are well suited with London Underground stations in the area as Eastcote station (Metropolitan/Piccadilly) is a short walk away, whilst South Ruislip Station - a mile away is serviced by both tube (Central) and train lines into Marylebone Station in just 20 minutes, with regular trains. For families, there are a number of highly regarded schools including Newnham Junior School, Haydon School and Bishop Ramsey.

DESCRIPTION

A unique five-bedroom detached house filled with charm and character and providing an ideal setting for comfortable family living. With a well-designed floorplan and with the opportunity to further enhance and extend (subject to the usual planning consents) this residence will impress those seeking space and a convenient address. The ground floor of the property comprises a larger than average entrance hallway, a living room, dining room, kitchen/breakfast room and a guest w.c cloakroom. The living room to the right aspect of the house is bright and spacious, opposite the hallway is the large extended dining room with views of the garden. To the rear aspect of the house is the kitchen/breakfast room offering a sufficient space for both storage and appliances. The first floor comprises four large double bedrooms and a well-proportioned single bedroom. Completing the first floor is a large family bathroom.

OUTSIDE

This impressive property is presented with a delightful south facing garden with mature trees offering tranquillity and seclusion, rare to find in the nearby areas, and would appeal to buyers looking for security and privacy. To the front is a delightful carriage driveway offering the owner and guests off street parking. Finishing the property is a garage to the right-hand side of the home.





Schools:

Newnham Junior School (0.4 miles)
Warrender School (0.8 miles)
Haydon School (1.5 miles)



Train:

Eastcote Station (0.2 miles)
Ruislip Manor Station (0.8 miles)
South Ruislip station (1.9 miles)



Car:

M4, A40, M25, M40



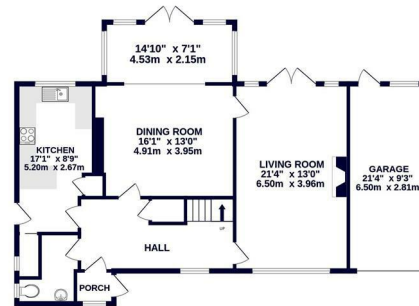
Council Tax Band:

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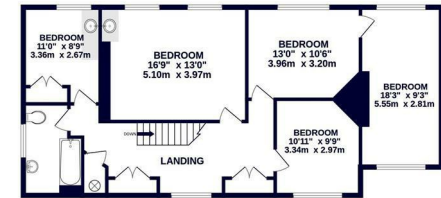
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
1136 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR
968 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA: 2105 sq.ft. (195.5 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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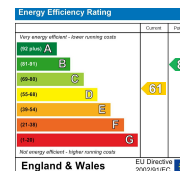


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