

# Blagrove Crescent

Ruislip • Middlesex • HA4 8FS

Asking Price: £1,000,000



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est 1986

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Coopers are delighted to offer to the market this impressive four bedroom detached house situated in a highly sought after gated development. This stunning property consists of a generously proportioned lounge, contemporary fitted kitchen/breakfast room leading to bright conservatory, study, downstairs WC, four double bedrooms (luxury en suite to master) and a tasteful family bathroom. This delightful property is ideally situated for several local schools, local High Streets and transport links.

Detached

Gated residence

Garage

Parking

Stylish finish

Contemporary kitchen/dining area

Spacious lounge

Ensuite

Four bedroom

No chain

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

Blagrove Crescent is located in the Sandringham Park development, built by Taylor Wimpey and is within walking distance of Eastcote and Ruislip Manor shops, underground stations, cafés and restaurants. Eastcote station is on the Metropolitan/Piccadilly line. Other nearby stations include South Ruislip which is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. Field End Road provides a regular bus service to Northwood, Ruislip or Northolt and for the motorist the A40/M25 is a short drive away providing access to London and the Home Counties. This property is within the catchment area of some highly sought after primary and secondary schools, including the well renowned Bishop Ramsey School. A number of leisure facilities including Highgrove and David Lloyd.

#### DESCRIPTION

To the ground floor of the property the entrance leads to a welcoming entrance hallway and to the rear is the kitchen and a family room. The modern kitchen boasts sleek and stylish finishes with a range of white gloss units, counter lighting and spotlights. To the centre is a breakfast bar island and there is an excellent range of integrated appliances including a multifunction oven and a fridge freezer. Double doors lead to a stunning conservatory which is currently being utilised as a formal dining area and the kitchen flows effortlessly into a relaxed family room area. The ground floor also benefits from a study room to the front of the property, a W.C and internal air conditioning. To the first floor the living room creates a spacious, comfortable area for the whole family to enjoy and benefits from having two windows allowing light to flow through the room. Bedroom two and three are to the first floor and there is a luxury tiled bathroom complete with high quality sanitary ware. To the second floor is the master bedroom which has an en suite with a stand in shower, 'his and hers' hand wash basins and a W.C. Finally, completing the second floor is the fourth bedroom. Ready made for completely relaxed living, this home creates the ultimate family haven for the growing family.

#### OUTSIDE

To the front of the property is a paved pathway providing space for off street parking and there is gated side access which leads to the rear garden. The rear garden provides a low maintenance and well proportioned space to enjoy the lawn and patio area. There is also a garage which can be accessed from the front of the property.



### Schools:

Coteford Infant School (0.2 miles)  
Warrender Primary School (0.5 miles)  
Bishop Ramsey Church of England School (0.3 miles)



### Train:

Eastcote Station (0.6 miles)  
Ruislip Manor Station (0.8 miles)  
Ruislip Station (1.1 miles)



### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
Very good (A)	Good (B)	81	82
Good (B)	Decent (C)		
Decent (C)	Needs work (D)		
Needs work (D)	Needs work (E)		
Needs work (E)	Needs work (F)		
Needs work (F)	Needs work (G)		
Not energy efficient - higher running costs			
England & Wales			
EPC 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.