

# Woodville Gardens

Ruislip • Middlesex • HA4 7NB

Asking Price: £750,000



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A beautiful three bedroom detached bungalow will immediately impress with its ideal secluded location with nothing more to do but move in and enjoy. Comprising of a reception hall, large living room, modern fitted kitchen, three bedrooms, one with an en suite and a separate family bathroom. This property will impress with its rear garden mostly laid to lawn and patio area, perfect for family entertainment.

DETACHED BUNGALOW

THREE BEDROOMS

DOUBLE RECEPTION ROOM

LARGE KITCHEN/DINING ROOM

MASTER BEDROOM AND EN SUITE

SEPARATE UTILITY ROOM

MODERN

OFF STREET PARKING

QUIET ROAD

1180 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.







## DESCRIPTION

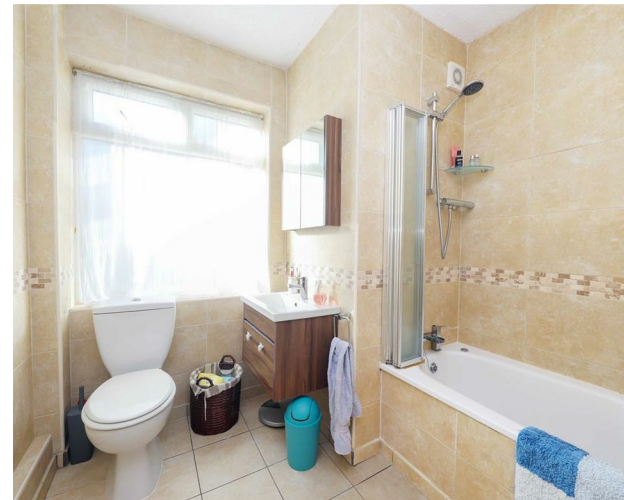
Upon entering, to the right, is the large master bedroom benefiting from an en suite. Further down the hallway leads to the modern, bright and airy kitchen and diner, with garden access and finished to a high specification, well fitted with a selection of integrated appliances, ample storage and worktop space. The kitchen is completed with a separate utility. As you continue down the hallway, you find the further two spacious bedrooms and family bathroom. The living room is very spacious with access to the garden through double doors and space for an office area or separate lounge.

## OUTSIDE

To the front of the house is a paved driveway providing off-street parking. To the rear there is a large, well maintained garden mostly laid to lawn with a patio area perfect for family entertainment.

## SITUATION

Located on a quiet residential road, convenient for the bustling High Street where a vast number of shops, restaurants and transports links can be found to include Waitrose, Tesco Express, Zaza, numerous pizza outlets and coffee bars. Alternatively the Duck Pond and Library are 10-15 minute walk away. For the motorist, there are excellent connections to central London via the M25 and the M40, making it a popular choice for city bankers and professionals. Commuters are well suited with five London Underground stations in the area and with tube and National Rail services from Ruislip Station only half a mile away, travelling into the city via the Metropolitan or Piccadilly lines couldn't be easier. Other nearby stations include West Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including BWI and Bishop Ramsey. Ruislip Woods, Highgrove and Ruislip Bowls club are all nearby.







### Schools:

Bishop Winnington-Ingram CofE Primary School (0.2 miles)  
Whiteheath Nursery, Infant & Junior School (0.2 miles)  
The Breakspear School (0.8 miles)



### Train:

West Ruislip Station (0.5 miles)  
Ruislip Station (0.9 miles)  
Ickenham Station (1.1 miles)



### Car:

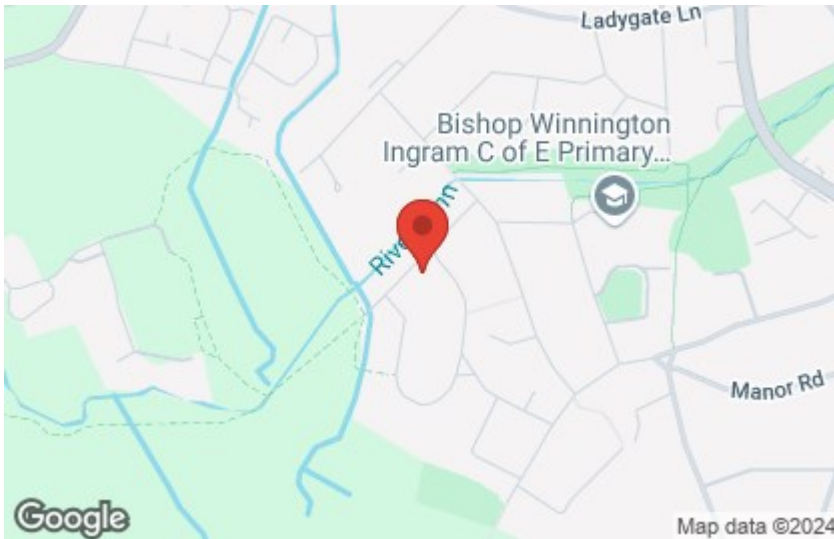
M4, A40, M25, M40



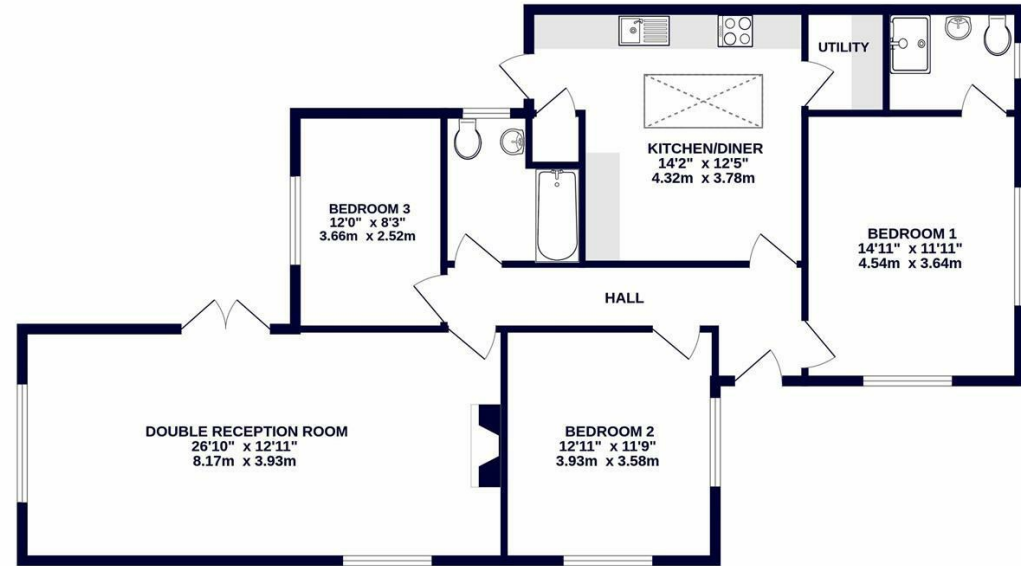
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



### GROUND FLOOR 1180 sq.ft. (109.6 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 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		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		

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.