

Kent Gardens

Eastcote • Middlesex • HA4 8RX
Offers In Excess Of: £450,000



coopers
est 1986

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This charming two bedroom first floor maisonette in Eastcote is situated in a peaceful location and comes to the market with no onward chain. The spacious living room features a bay window, while the kitchen offers ample storage and overlooks the secluded rear garden. Both bedrooms provide lovely views, with one facing the front and the other the rear. The property includes parking, a garage, and a tranquil garden surrounded by woods, making it a perfect retreat.

Chain free

First floor maisonette

Two bedrooms

Living room

Kitchen

Family bathroom

168 year lease remaining

Garden

Garage

Quiet location

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.





Property

Nestled in a tranquil location in Eastcote, this delightful first floor maisonette offers a serene living experience. As you ascend the stairs to the front door, you are welcomed into a spacious hallway that provides access to all areas of the home. The focal point of the maisonette is the generously sized living room located at the front of the property, adorned with a bay window that bathes the room in natural light throughout the day. Adjacent to the living room is a well appointed kitchen, featuring ample storage and expansive worktops, overlooking the rear garden. The property comprises two bedrooms, one positioned at the front offering peaceful views, and the other overlooking the beautifully secluded rear garden. A family bathroom completes the accommodation, providing convenience and comfort.

Outside

The maisonette boasts desirable amenities including parking facilities and a garage, ensuring convenience for residents. The highlight of the property is its picturesque garden, predominantly laid to lawn and surrounded by tranquil woods, offering a perfect retreat for relaxation and outdoor enjoyment. This maisonette presents an exceptional opportunity to reside in a peaceful yet well connected location, combining comfort with natural beauty in the heart of Eastcote.

Location

Kent Gardens is a quiet residential cul-de-sac situated in Eastcote within the catchment area of a number of highly regarded schools. Eastcote High Street with its array of shops, cafes and restaurants and Metropolitan/Piccadilly line station providing reliable links into the City and West End. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties.



Schools:

Coteford Infant School (0.3 mi)
Warrender Primary School (0.4 mi)
Bishop Ramsey Church of England School (0.2 mi)



Train:

Eastcote (0.5 mi)
Ruislip Manor (0.6 mi)
Ruislip (0.9 mi)



Car:

M4, A40, M25, M40



Council Tax Band:

C

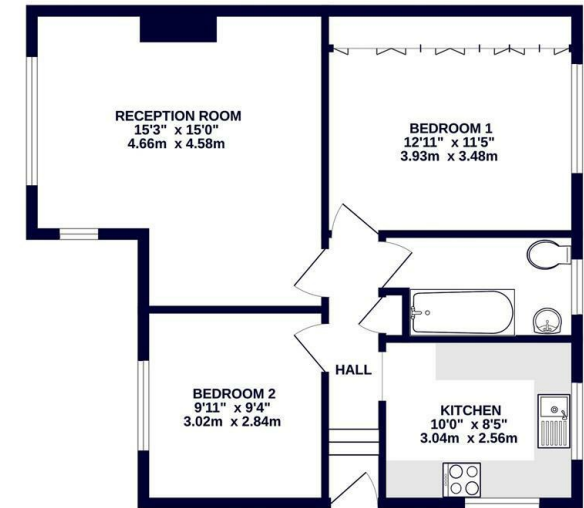
(Distances are straight line measurements from centre of postcode)



OUTBUILDING



FIRST FLOOR



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 - lower running costs | B | | |
| Decent energy efficiency - lower running costs | C | 71 | 76 |
| Below average energy efficiency - higher running costs | D | | |
| Energy inefficient - higher running costs | E | | |
| Very energy inefficient - higher running costs | F | | |
| Not energy efficient - higher running costs | G | | |

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.