

# Eastcote Road

Ruislip • Middlesex • HA4 8DG  
Asking Price: £1,250,000



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In a sought after location, this property has a choice of generous living areas, this five bedroom, three bathroom detached residence will impress those seeking space and a convenient address, it promises a superior family lifestyle. Located on Eastcote Road in close proximity to Ruislip High Street with it's array of shops, cafés, restaurants and transport facilities.

FIVE BEDROOM

THREE BATHROOM

DETACHED

SELF CONTAINED ANNEX

DOWNSTAIRS WC

MODERN KITCHEN

SOUGHT AFTER LOCATION

CLOSE PROXIMITY TO RUISLIP HIGH STREET

OFF STREET PARKING

1940 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.





## SITUATION

Eastcote Road is in close proximity to Ruislip High Street with its array of shops, cafés, restaurants and transport facilities and runs through the heart of Ruislip. Ruislip tube station (Metropolitan / Piccadilly line) with links into the city and Baker Street is at the end of the High Street. West Ruislip or Ruislip Gardens (Central / BR) stations are located a short distance away. For the motorist the A40/M25 is a short drive away providing access to London and the Home Counties. This house is in the catchment area for a number of highly regarded schools including BWI, Whiteheath and Bishop Ramsey.

## DESCRIPTION

Upon entering the property you are greeted with a large hallway with access to the cloakroom, kitchen and 24ft living and dining room, completed with Welsh Oak bookshelf to one wall. The modern and well kept kitchen is a particular feature of the property, with Granite marble worktops and fitted Bosch appliances. An unique spiral staircase leads directly to the Master bedroom. Completing the ground floor is a self-contained annexe which offers a bedroom, bathroom and living/kitchen area. A private cosy self contained independent space, that is ideal for guests, accommodation for elderly relative or can be let out. To the first floor there are four bedrooms, one with en-suite, walk in wardrobe and the family bathroom. There is Hive heating throughout the property (control via a smart phone) and water softener too.

## OUTSIDE

To the rear is a large 85 foot beautiful well maintained mature garden - sheltered by apple and other trees which affords a great sense of privacy. It also includes a pond fitted with a fountain. There are also features such as a shed (with power), greenhouse and electric garden awning. The roof has 16 solar panels (4Kw) which can supply free electricity plus generate an annual income through the government backed Feed-in-Tariff scheme. To the front there is parking for up to four cars.



### Schools:

Warrender Primary 0.2 miles  
Coteford Infant 0.6 miles  
Bishop Ramsey Church of England 0.5 miles



### Train:

Ruislip Manor 0.5 miles  
Ruislip 0.5 miles  
West Ruislip 1.0 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

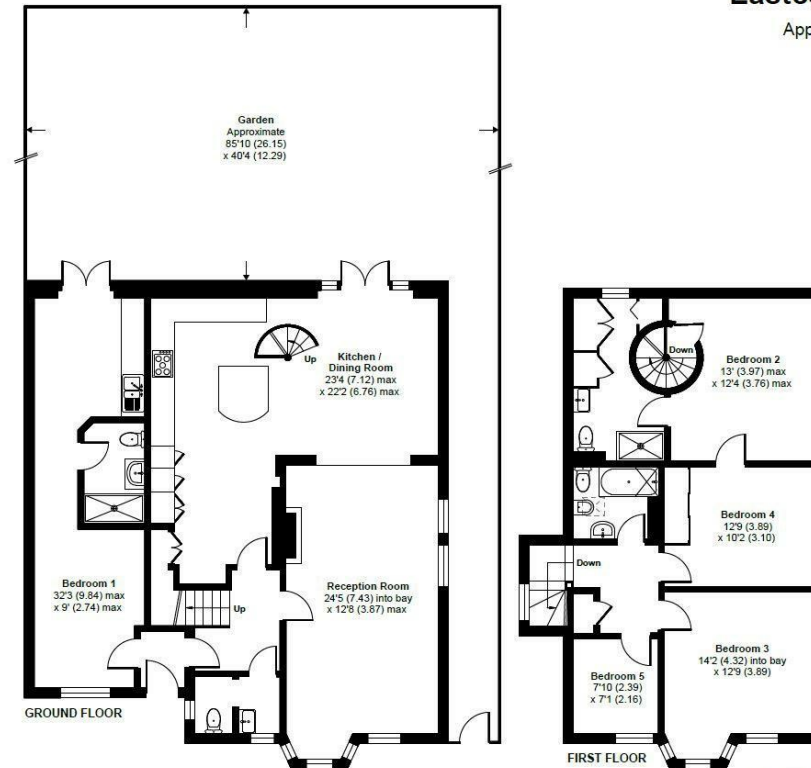
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(Distances are straight line measurements from centre of postcode)



## Eastcote Road, Ruislip, HA4

Approximate Area = 1940 sq ft / 180.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Coopers. REF: 1175866

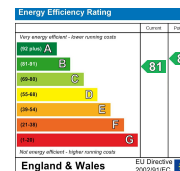
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