

Manor Way

Ruislip • Middlesex • HA4 8HE

Guide Price: £685,000



coopers
est 1986

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Offered to the market with no onward chain, this charming three bedroom semi detached home comes to the market on one of Ruislip's most sought after road. The property, which is just a short walk from popular local schools and Ruislip high street, with its many shops and tube links into London, offers scope to potentially extend to the side, rear and into the loft, subject to the necessary permissions. A viewing of this wonderful abode is recommended as soon as possible.

Chain free

Semi detached

Three bedrooms

Living room

Dining room

Kitchen

Family bathroom

Garden

Garage

Off street parking

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

This charming three bedroom semi detached home offers a perfect opportunity for buyers looking to put their own stamp on a property. Located in a desirable neighborhood, this home exudes character with features such as the original brick fireplace in the spacious living room, creating a warm and inviting focal point. The property is set over two floors and boasts generous living spaces, including a dining room overlooking that secluded rear garden and galley kitchen. On the first floor, there are three well proportioned bedrooms, with the main bedroom featuring a delightful bay window that allows plenty of natural light. While the home is in need of some modernisation, it presents excellent potential for those looking to add value. With the possibility to extend to the side, rear, and into the loft (subject to planning permission), this house could be transformed into a larger family home, customised to suit your needs.

Outside

To the front of the property there is a driveway providing off street parking for your vehicle, shielded by surround trees, and shrubs. To the side of the house is a detached garage for extra storage. A gated alley leads you to the large rear garden which is surrounded by lawns, shrubs and mature trees. There is an additional brick storage shed to the rear of the garden.

Location

Located on one of Ruislip's popular roads, in close proximity to Ruislip High Street and Ruislip Manor offering trendy eateries, shops and transport - Ruislip tube station (Metropolitan/Piccadilly) is at the end of the High Street. West Ruislip (Central/BR station is also within easy walking distance. For the motorist the A40/M40 and M25 road links offering easy access to London and the Home Counties. For families, it is in the catchment area for excellent local schools
BWI, Whiteheath, Sacred Heart and Bishop Ramsey.



Schools:

Warrender Primary School (0.2 miles)
Bishop Ramsey CofE School (0.5 miles)
Lady Bankes Infant School (0.6 miles)



Train:

Ruislip Station (0.3 miles)
Ruislip Manor Station (0.4 miles)
West Ruislip Station (0.9 miles)



Car:

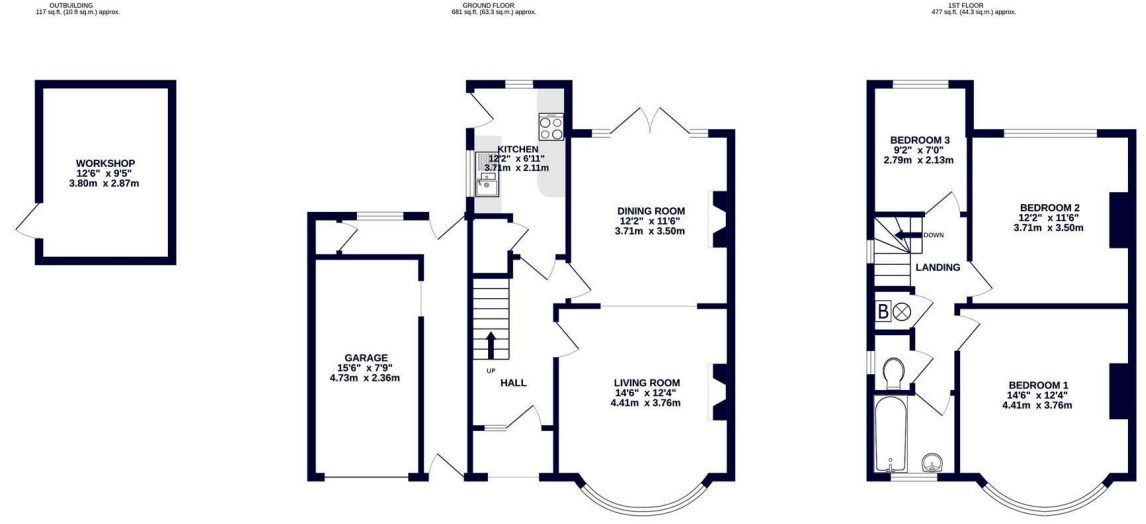
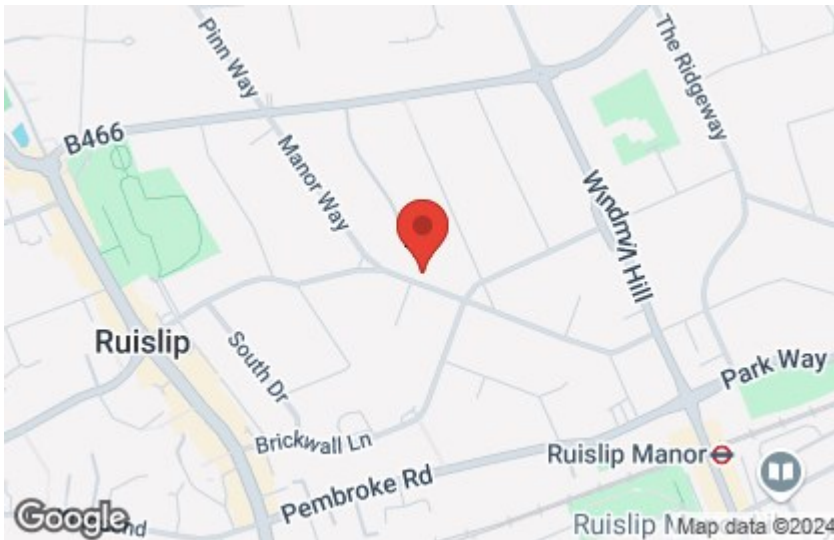
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



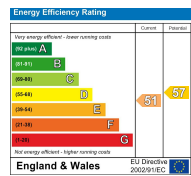
TOTAL FLOOR AREA: 1275 sq.ft. (118.5 sq.m.) approx.

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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