

St Margarets Road

Ruislip • • HA4 7NZ
Asking Price: £1,250,000



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St Margarets Road

Ruislip • • HA4 7NZ

A substantial four bedroom detached residence set in a highly desirable location in the favoured North Ruislip. The property has been meticulously refurbished to a very high standard and offers luxury unrivalled living, beautifully arranged over two floors. St Margaret's Road is a popular road situated in North Ruislip within the catchment area of Whiteheath School as well as being in close proximity to a number of amenities including Ruislip Woods, Kings College playing fields and Ruislip High Street.

FOUR DOUBLE BEDROOM

DETACHED FAMILY HOME

MULTIPLE RECEPTION ROOMS

KITCHEN/BREAKFAST ROOM

MASTER BEDROOM WITH ENSUITE

EXCELLENT CONDITION THROUGHOUT

PRIVATE REAR GARDEN

OFF STREET PARKING

SOUGHT AFTER LOCATION

3045 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.





LOCATION

St Margarets Road is a popular road situated in North Ruislip within the catchment area of Whiteheath School as well as being in close proximity to a number of amenities including Ruislip Woods and Kings College playing fields. Ruislip High Street with its array of shops, restaurants and cafés. The Metropolitan/Piccadilly line station with its links to the City and Baker Street, and the Central line are both less than half a mile away. For the motorist the A40 is a short drive

DESCRIPTION

The property has been meticulously refurbished to a very high standard and offers luxury accommodation to provide an ideal family area. Comprising of a spacious and larger than average hallway with solid oak wooden doors leading to all rooms including the ground floor bathroom. To the front aspect is one of the double bedrooms (four) and an impressive kitchen/breakfast room boasting a 26 ft in length space and benefiting from having a wealth of storage, worktop space and array of integrated appliances. As well as ample room for a breakfast area to the kitchen there is a separate dining room to the side of the room creating a more formal dining space. Double doors open to the bright and airy living room to the rear of the property with fabulous views overlooking the picture perfect tranquil garden. Patio doors provide access onto the outside patio area and a further set of double doors lead to the children's playroom/further reception room also benefiting from patio doors to outside. Also to the rear of the property is an additional reception room with a feature fireplace creating a cosy entertaining space with access to the garden via double patio doors.

Stairs rise to the first floor where there is a landing area leading to three additional double bedrooms which are flooded with natural light from the multiple aspect skylights, rooflights and Juliet doors. The master bedroom to the rear benefits from having a luxury en suite and fitted wardrobes. There is a family bathroom with both a bath and shower cubicle. The spacious front and side eaves provide invaluable storage space.

A truly wonderful designer haven, flawlessly presented and with stylish, high quality features continuously throughout.

OUTSIDE

To the front of the home is a low brick wall with entrances either side onto the gravelled driveway with ample off street parking. To the rear is a superb garden with a patio and lawned area. To the end of the garden is a second terraced patio area with ample room for a table, chairs and a character BBQ. Both patio areas benefit from feature lighting. This perfectly maintained outdoor area creates a wonderful, tranquil and private secluded space to enjoy in the summer months.





Schools:

Whiteheath Infant and Nursery 0.4 miles
Whiteheath Junior 0.3 miles
Bishop Ramsey Secondary and Sixth form 1.5 miles



Train:

West Ruislip 0.8 miles
Ruislip 0.9 miles
Ruislip Manor 1.1 miles



Car:

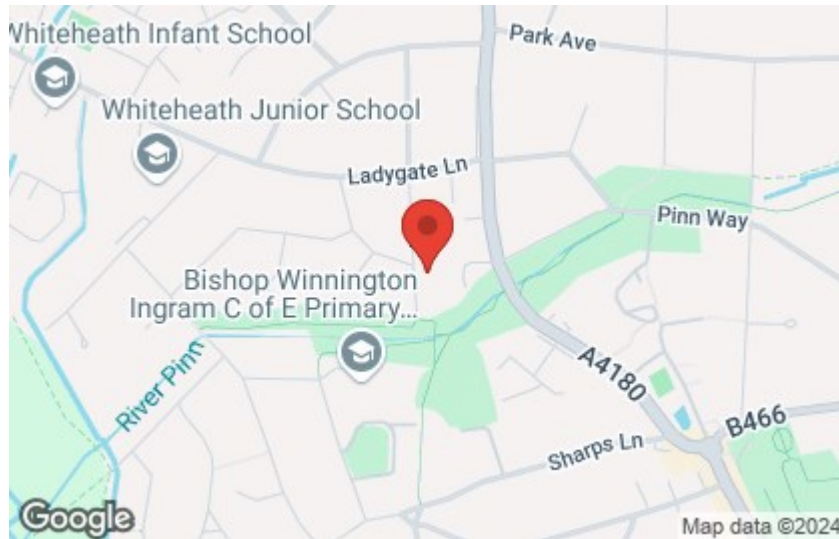
M4, A40, M25, M40



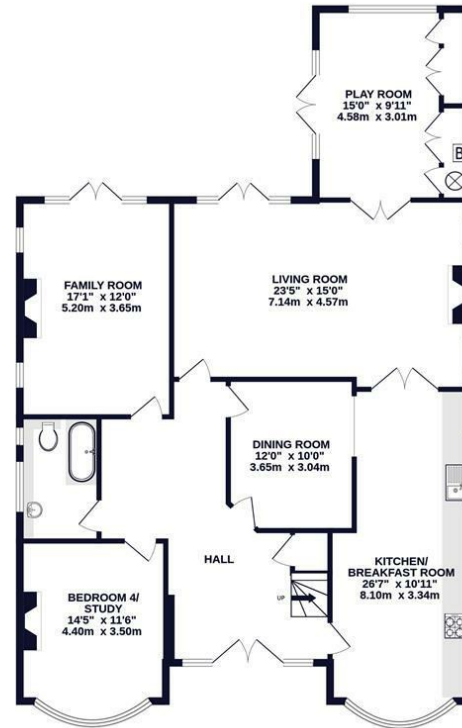
Council Tax Band:

G

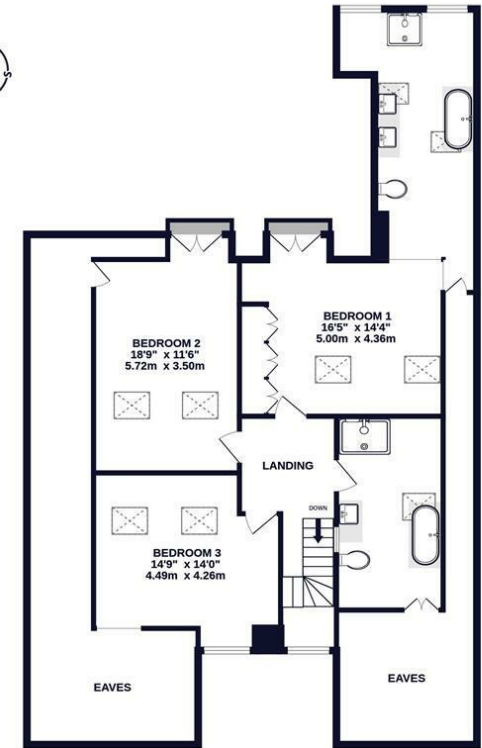
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
1560 sq.ft. (144.9 sq.m.) approx.



1ST FLOOR
1485 sq.ft. (138.0 sq.m.) approx.



TOTAL FLOOR AREA : 3045 sq.ft. (282.9 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		
Energy efficient	B		
Decent	C	79	86
Needs improvement	D		
Not very energy efficient	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest 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.