

Dell Farm Road

Ruislip • Middlesex • HA4 7TX
Guide Price: £350,000



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Set in a peaceful and scenic location, surrounded by woodlands and greenery, this spacious two-bedroom apartment is a hidden gem. Offered chain-free and well maintained throughout, the property includes a fitted kitchen, a light filled lounge, two large double bedrooms with space for fitted wardrobes, and a chic, contemporary bathroom. With its prime location and modern design, this apartment presents an outstanding opportunity for first-time buyers or investors.

Chain free

Second floor apartment

Two bedrooms

Living room

Kitchen

Family bathroom

Balcony

Communal grounds

Garage

Long lease remaining

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

Tucked away in a peaceful, leafy setting surrounded by woodlands and lush green spaces, this spacious two-bedroom apartment is beautifully maintained and offered chain-free. It features a modern kitchen, a bright lounge/diner filled with natural light, two large double bedrooms with room for fitted wardrobes, and a sleek, contemporary bathroom. With its stylish interior and prime location, this property is an ideal opportunity for first-time buyers or investors.

Outside

The property is set within well-maintained communal grounds and also benefits from a garage in a nearby block, along with plenty of residential parking

Location

Dell Farm Road is located just off Reservoir Road, near Ducks Hill Road, and a short walk from the Ruislip Lido complex and Waters Edge Restaurant. Ruislip High Street, just over a mile away, offers excellent shopping options, including Waitrose and Tesco Express, as well as a variety of restaurants, pizza places, and coffee shops. The Metropolitan and Piccadilly line station provides quick and frequent links to The City and Baker Street. For drivers, the A40/M25 offers convenient access to London, Heathrow Airport, and the Home Counties.



Schools:

Whiteheath Infant and Nursery and Whiteheath Junior (0.9 miles)
Bishop Winnington-Ingram Primary School (0.9 miles)
Warrender Primary School (1.3 miles)



Train:

Ruislip Station (1.4 miles)
West Ruislip Station (1.4 miles)
Ruislip Manor Station (1.5 miles)



Car:

M4, A40, M25, M40



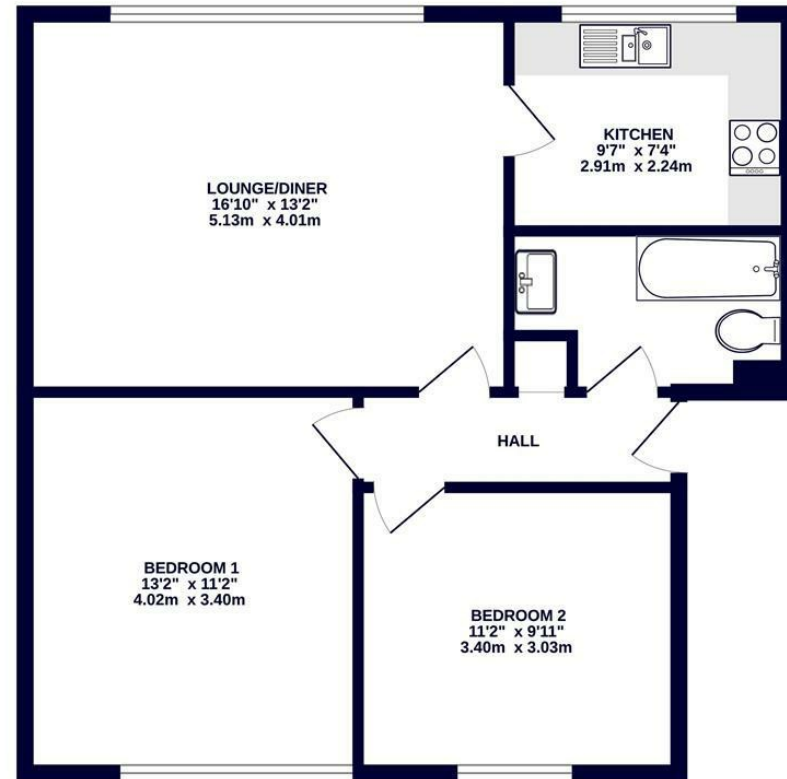
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



2ND FLOOR 650 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Least energy efficient - 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.