

# Manor Way

Ruislip • Middlesex • HA4 8HD  
Offers Over: £700,000



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# Manor Way

Ruislip • Middlesex • HA4 8HD

Positioned in an exceptionally advantaged location and enjoying a peaceful setting on a quiet residential road is this three bedroom terraced home. Beautifully presented throughout and full of charm and character the home offers a wonderful opportunity. Manor Way is situated in between Ruislip, Eastcote and Pinner and is within easy reach to the high street shops, transport facilities and parks.

MID TERRACE HOUSE

THREE DOUBLE BEDROOMS

LARGE LIVING/DINING ROOM

MODERN KITCHEN

FAMILY BATHROOM

PRIVATE GARDEN

DOWNSTAIRS W.C.

SOUGHT AFTER LOCATION

GARAGE

1,382 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.





### Description

Ready made for relaxed easy living and superbly convenient, this stunning three bedroom mid terrace house is ready to move straight into and is nestled on a quiet road. Arranged over two floors the home is decorated in fresh neutral tones and complemented with wood flooring throughout the ground floor. On entering the home you are welcomed into the entrance hall which leads to the guest cloakroom on your left and the spacious living/dining room to the rear of the property. This generously proportioned, light filled room boasts a 18ft x 18ft space with direct access to the garden, there is also a dining area. The modern kitchen is to the front of the home and provides plenty of worktop and storage space. On the first floor there are three double bedrooms as well as a stylish fully tiled family bathroom. Both bedrooms one and two conveniently have fitted wardrobes.

### Outside

The front of the property contains a well maintained lawn with a pathway leading to the front door. The rear garden is well looked after with a green lawn leading to the end of the garden with bushes adding privacy either side. Behind the garden is an allocated garage for the property.

### Situation

Located on one of Ruislip's most popular roads, in close proximity to both Ruislip and Ruislip Manor High Street offering trendy eateries, shops and transport. Ruislip station (Metropolitan and Piccadilly lines) can be found at the end of the High Street providing quick access into Central London. West Ruislip station (Central line and British Railways) 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 are within minutes of this address. For families, it is within the catchment area for excellent local schools including BWI, Whiteheath, Sacred Heart and Bishop Ramsey.





### Schools:

Warrender Primary School: 0.3 miles  
Bishop Winnington-Ingram CofE Primary School: 0.6 miles  
Bishop Ramsey Church of England School: 0.5 miles



### Train:

Ruislip Manor Station: 0.2 miles  
Ruislip Station: 0.3 miles  
Eastcote Station: 0.9 miles



### Car:

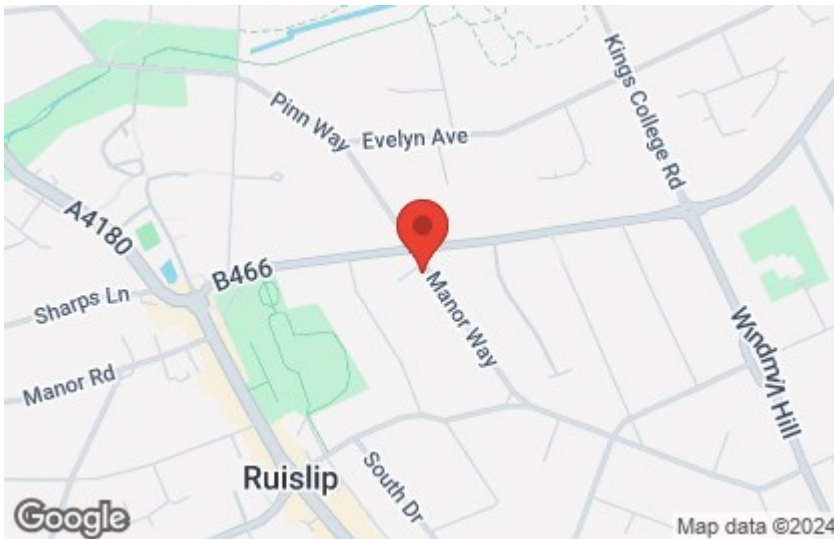
M4, A40, M25, M40



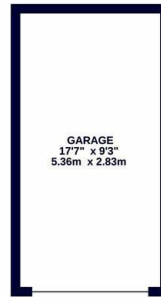
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



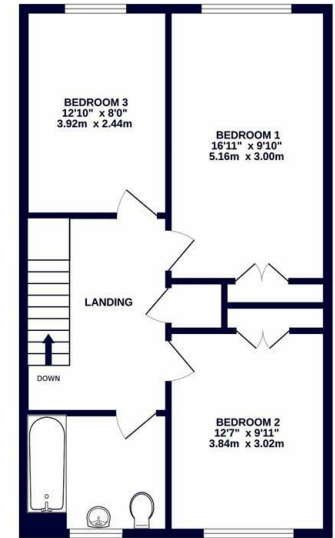
OUTBUILDING  
163 sq.ft. (15.2 sq.m.) approx.



GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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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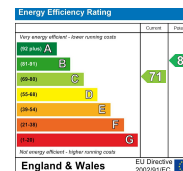


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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.