

# Cordingley Road

Ruislip • Middlesex • HA4 7HH

Asking Price: £500,000



coopers  
est 1986

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This charming three bedroom end of terraced home offers spacious and thoughtfully designed living space, the property is being offered with no onward chain and further potential to extend in the future subject to planning permission.

THREE BEDROOM

END OF TERRACED

PRIVATE REAR GARDEN

LARGE LIVING ROOM

DOWNSTAIRS WC

FAMILY BATHROOM

WALKING DISTANCE TO RUISLIP/WEST RUISLIP STATION

NO ONWARD CHAIN

SOUGHT AFTER LOCATION

944 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

Cordingley Road is a quiet cul de sac in a residential road close to both Ruislip and Ickenham, offering easy access to trendy eateries, transport and amenities. West Ruislip tube station on the Central Line / Chiltern Connection is a few minutes' walk and has links to London Marylebone in approx 20 minutes. Alternatively, Ruislip Metropolitan/Piccadilly line train station is also conveniently located. For the motorist, the A40/M25 with its links to London and the Home Counties is a short drive away. It is within the catchment area for a number of highly regarded schools including Sacred Heart, BWI and Bishop Ramsey.

## DESCRIPTION

On the ground floor, you are welcomed by a hallway that leads to an expansive living room. This room is ideal for relaxation and entertaining, with ample space for a variety of seating arrangements. The kitchen/diner, located just off the living room and includes space for modern appliances, counter space, and a dining area, creating a perfect setting for family meals or casual dining. There is also a convenient WC adjacent to the kitchen.

Moving upstairs to the first floor, you'll find three well-proportioned bedrooms. The primary bedroom offers a spacious retreat with ample room for storage. Bedroom two is ideal for guests or as a versatile space for a home office. Bedroom three could also serve as a nursery, study, or guest room. The family bathroom is also on this level, featuring essential fixtures and creating a convenient layout for all occupants.

## OUTSIDE

There is a pathed front garden of the house, the rear is a low maintenance which has a large decking area with a large outside storage unit.



### Schools:

Sacred Heart Primary 0.5 miles  
Bishop Winnington-Ingram CofE 0.7 miles  
Bishop Ramsey Secondary 1 mile



### Train:

West Ruislip 0.2 miles  
Ruislip 0.5 miles  
Ruislip Manor 1 mile



### Car:

M4, A40, M25, M40

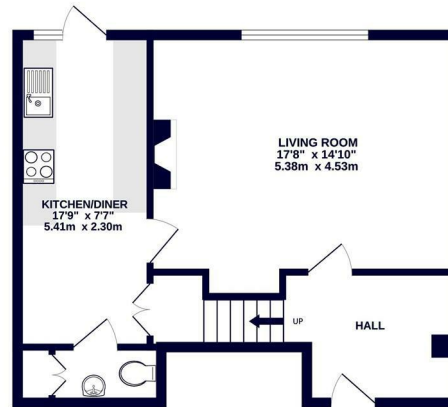


### Council Tax Band:

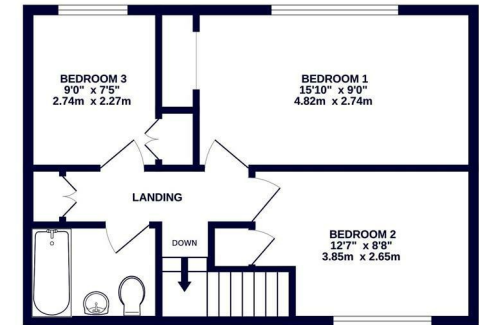
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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 energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high 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.