

Woodville Gardens

Ruislip • Middlesex • HA4 7ND

Asking Price: £535,000



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est 1986

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Coopers present this modern two bedroom, semi detached bungalow which is ready to move in and enjoy. Redecorated and renovated over recent years, this property comprises of two double bedrooms, a fully tiled bathroom, modern fitted kitchen, living room and conservatory. Other key benefits include a private garage and garden.

SEMI DETACHED

BUNGALOW

TWO BEDROOMS

LIVING ROOM

CONSERVATORY

LARGE GARDEN

SOUGHT AFTER LOCATION

GARAGE

CLOSE PROXIMITY TO RUISLIP HIGH STREET

658 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.





Situation

Located on a quiet residential road, convenient for the bustling High Street where a vast number of shops, restaurants and transports links can be found to include Waitrose, Tesco Express, Zaza, Anabellas, numerous pizza outlets and coffee bars. Alternatively the Duck Pond and Library are 5-10 minute walk away. For the motorist, there are excellent connections to central London via the M25 and the M40, making it a popular choice for city bankers and professionals. Commuters are well suited with five London Underground stations in the area and with tube and National Rail services from Ruislip Station only half a mile away, travelling into the city via the Metropolitan or Piccadilly lines couldn't be easier. Other nearby stations include West Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including BWI and Bishop Ramsey. Ruislip Woods, Highgrove and Ruislip Bowls club are all nearby.

Description

Upon entering, you are greeted by a bright entrance hall with a frosted double-glazed stained glass door, laminate-effect wooden flooring, down lighting, a double radiator, and access to the loft and all main rooms. The modern kitchen, with windows to the side and rear and a door to the garden, features base and eye-level units, a one-and-a-half sink with drainer, an integrated oven, a four-ring gas hob with extractor, and space for a dishwasher. It flows into the living room, which includes matching flooring, down lighting, a double radiator, and sliding doors to the conservatory. The conservatory, with dual aspect windows and doors leading to the garden, provides a relaxing space with the same laminate flooring. Leading into bedroom one you have a front-facing double-glazed window with fitted blinds and a double radiator, while bedroom two also offers a front-facing window with blinds, a double radiator, and a picture rail. Finally, the contemporary bathroom includes a side aspect frosted double-glazed window, tiled flooring and walls, a bathtub with a shower attachment and mixer taps, a vanity unit with an integrated wash hand basin, a low-level WC, and a heated towel rail.

Outside

Externally, the front of the property offers off-street parking for approximately two vehicles. The rear garden is mainly laid to lawn, complemented by a patio area, panel-enclosed fencing, and side access. A door leads to the garage, which features an up-and-over door, power, and lighting.



Schools:

Bishop Winnington-Ingram CofE Primary School (0.2 miles)
 Whiteheath Nursery, Infant & Junior School (0.2 miles)
 The Breakspear School (0.8 miles)



Train:

West Ruislip Station (0.5 miles)
 Ruislip Station (0.9 miles)
 Ickenham Station (1.1 miles)



Car:

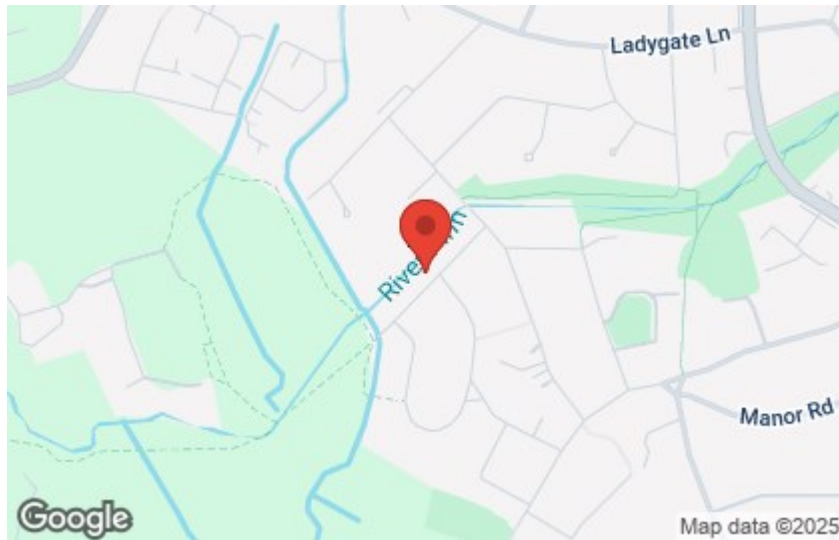
M4, A40, M25, M40



Council Tax Band:

E

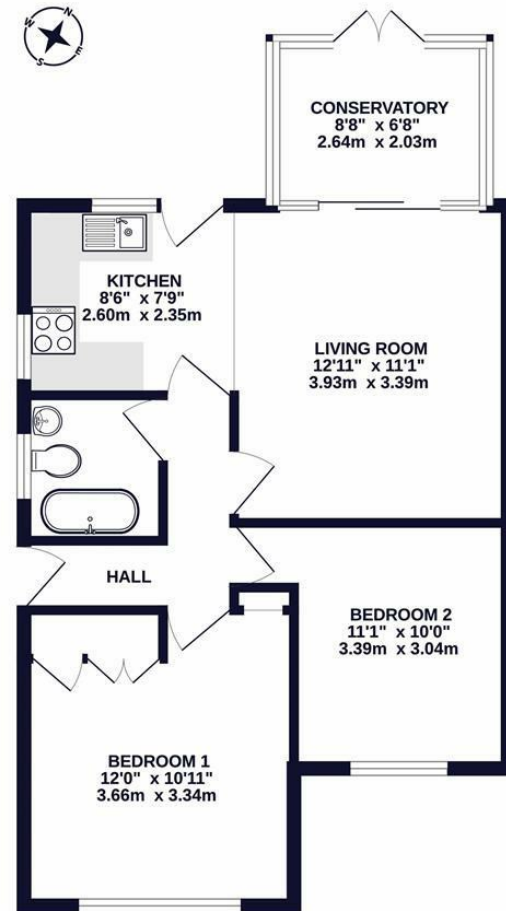
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
 90 sq.ft. (8.3 sq.m.) approx.



GROUND FLOOR
 568 sq.ft. (52.8 sq.m.) approx.



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TOTAL FLOOR AREA: 658 sq.ft. (61.1 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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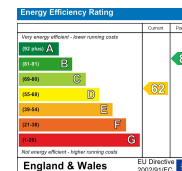
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