

Meadway Gardens

Ruislip • London • HA4 7QP

Asking Price: £375,000



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Coopers presents this larger than average two double bedroom first floor maisonette set in this peaceful cul de sac location, a short walk to Ruislip High Street. The property comprises of entrance hallway, good size lounge, modern fitted kitchen, two double bedrooms and modern bathroom. There is the added benefit of a large private rear garden, double glazing and gas central heating. The property also offers a lengthy 900+ lease.

TWO BEDROOM

FIRST FLOOR MAISONETTE

LARGE PRIVATE REAR GARDEN

CHAIN FREE

CUL DE SAC

900+ YEARS LEASE

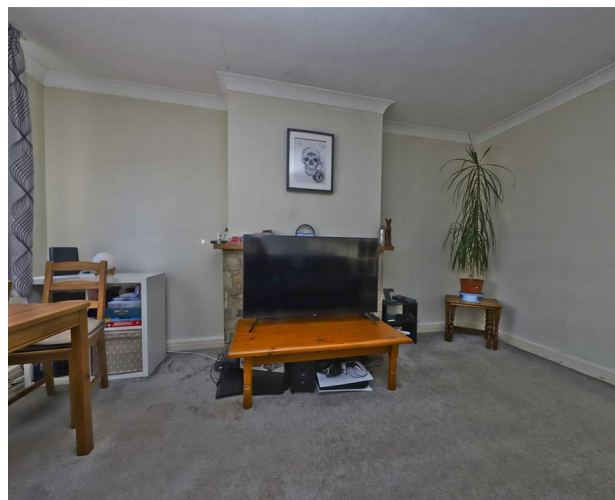
LIVING ROOM

FAMILY BATHROOM

FITTED KITCHEN

649 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

Meadway Gardens is quiet cul-de-sac and a sought after residential road located moments away from Ruislip High Street and its selection of shops, restaurants, cafes and transport links. Ruislip Station is home to the Metropolitan and Piccadilly lines offering easy access into Uxbridge, Harrow on the Hill and Central London.

DESCRIPTION

A larger than average and immaculately presented two double bedroom first floor maisonette set in this peaceful cul de sac location, a short walk to Ruislip High Street. Upon entering the home via the main entrance to the side of the residence, there is a welcoming entrance hall with doors providing access to all rooms. To the front aspect the lounge provides the ideal space for dining and entertaining. The contemporary fitted kitchen is completed with ample fitted storage, integrated appliances, worktop space. Completing this wonderful maisonette are two spacious bedrooms and a modern family bathroom. This commanding two bedroom residence is sure to impress those seeking space, luxury and a convenient address.

OUTSIDE

The rear garden is very long, private and secluded which is mostly laid to lawn.





Schools:

Whiteheath Infants, Primary & Junior School (0.4 miles)
 Bishop Winnington-Ingram CofE Primary School (0.4 miles)
 Bishop Ramsey CofE School (1.1 miles)



Train:

Ruislip Station (1.0 miles)
 West Ruislip Station (1.0 miles)
 Ruislip Manor Station (1.1 miles)



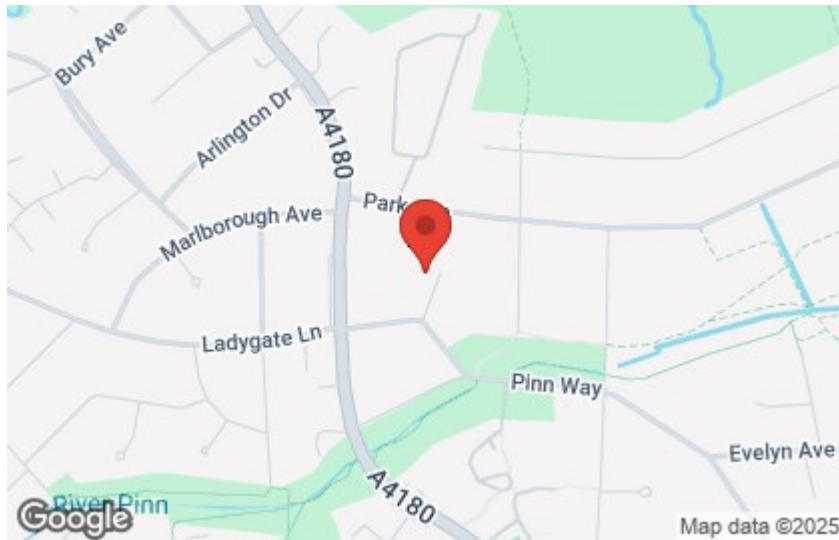
Car:

M4, A40, M25, M40



Council Tax Band:

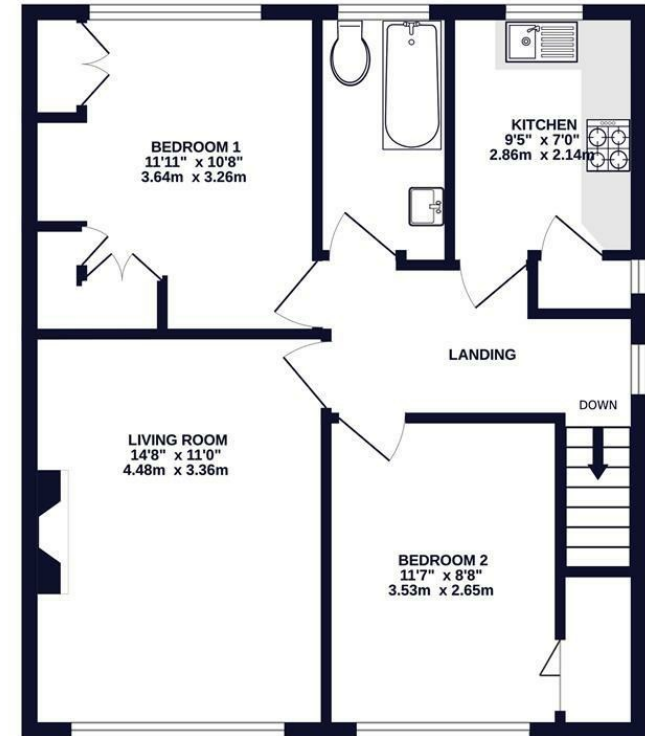
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 52 sq.ft. (4.8 sq.m.) approx.



1ST FLOOR
 598 sq.ft. (55.5 sq.m.) approx.



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TOTAL FLOOR AREA : 649 sq.ft. (60.3 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		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
Not energy efficient - higher running costs		
England & Wales		
EU 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.