

The Uplands

Ruislip • • HA4 8QN
Asking Price: £1,000,000



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This stunning five-bedroom family home spans a well-designed living space, offering a harmonious blend of style, comfort, and practicality. Situated over two floors, the property is ideal for families seeking generous proportions and versatile accommodation.

FIVE BEDROOM

DETACHED

CORNER PLOT

EXTENDED KITCHEN

LARGE PRIVATE LIVING ROOM

DOWNSTAIRS BEDROOM & ENSUITE

ENSUITE TO MASTER BEDROOM

SOUGHT AFTER LOCATION

OFF STREET PARKING

1656 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

The Uplands is a quiet residential road and enjoys a prime position. It is a short stroll to Ruislip and Ruislip Manor shops, trendy eateries and Ruislip/Ruislip Manor stations (Metropolitan/Piccadilly line) with direct links to The City and Baker Street, while for the motorist London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Sacred Heart and Bishop Ramsey, along with a number of leisure facilities including Highgrove Leisure Centre.

DESCRIPTION

This stunning five-bedroom family home spans a well-designed living space, offering a harmonious blend of style, comfort, and practicality. Situated over two floors, the property is ideal for families seeking generous proportions and versatile accommodation. On the ground floor, the welcoming hallway provides access to a spacious double reception room, featuring large bay windows that allow an abundance of natural light, perfect for entertaining or relaxing. Adjacent is the expansive kitchen/dining room, designed for modern living with ample space for cooking, dining, and family gatherings, and offering access to the garden. Completing this floor is a fifth bedroom which offers flexibility as a guest room, office, or playroom, along with a convenient shower room and WC. The first floor comprises four well-proportioned bedrooms. The principal bedroom features elegant bay windows, creating a bright and tranquil retreat along with an ensuite. Bedrooms two and three offer ample space for double beds or other uses, while the fourth bedroom is ideal for a child's room or home office. A modern family bathroom and a separate WC complete the upstairs layout. The home boasts a thoughtful layout with spacious communal areas and private retreats, making it perfect for growing families. Located in a desirable area, this property is close to essential amenities, schools, and transport links, offering both convenience and a wonderful lifestyle opportunity.

OUTSIDE

To the front, is a part paved driveway creating off street parking. To the rear, a corner plot landscaped garden with mature shrub borders, there is a patio area perfect for entertaining in the summer months which also gives access to the rest of the garden.



Schools:

Warrender Primary School 0.1 miles
 Coteford Infant School 0.4 miles
 Bishop Ramsey Church of England School 0.2 miles



Train:

Ruislip Manor 0.3 miles
 Ruislip 0.6 miles
 Eastcote 0.7 miles



Car:

M4, A40, M25, M40



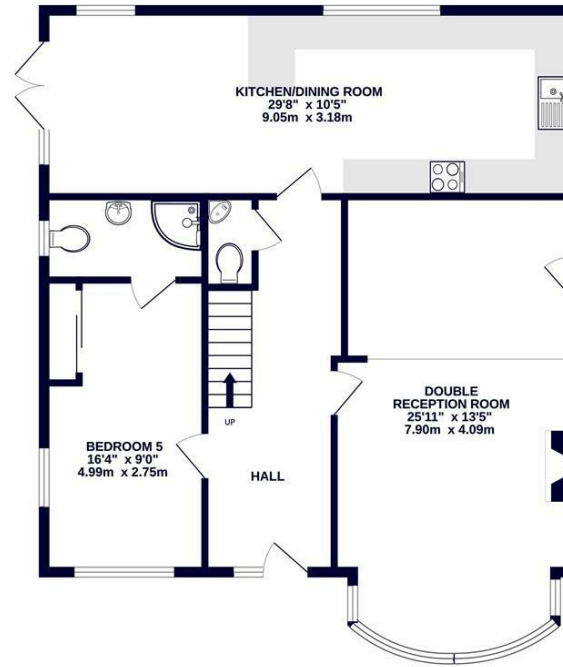
Council Tax Band:

F

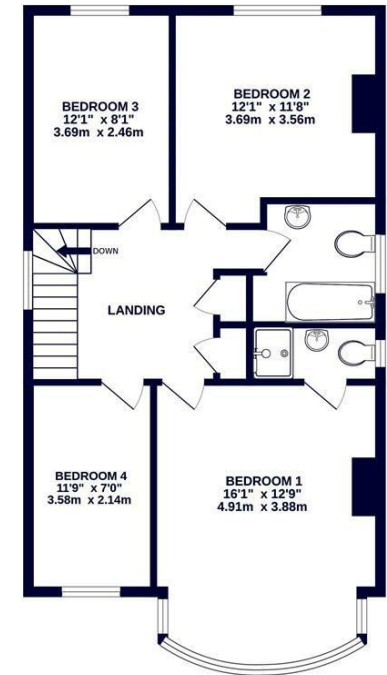
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
 678 sq.ft. (63.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1656 sq.ft. (153.9 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		
B		
C		
D		
E		
F		
G		
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.