

Bury Street

Ruislip • Middlesex • HA4 7SX

Asking Price: £1,100,000



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An impressive three bedroom detached house, full of charm and character, located on the highly desired Bury Street which is near Ruislip High Street with its shops, cafés, restaurants and transport facilities. Beautifully arranged, the property comprises an entrance hall, kitchen, reception room, family room, three bedrooms and two bathrooms. Further benefits include a driveway for plenty of cars, double garage and a private rear garden.

DETACHED

THREE BEDROOMS

TWO BATHROOMS

SPACIOUS FAMILY/ RECEPTION ROOM

KITCHEN

SOUGHT AFTER LOCATION

LARGE PRIVATE GARDEN

DOUBLE GARAGE

OFF STREET PARKING

2196 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

Ruislip's bustling High Street has a vast number of shops, restaurants and transport links, including Waitrose and Tesco Express and various restaurants and coffee bars. The Manor Farm Heritage Estate with the Great Barn, Library and Duck Pond is a two minute walk from the house, as are Ruislip Woods and Lido and Pinn Fields. Highgrove Pool and Fitness Centre and David Lloyd Health Club are nearby. For the motorist, there are excellent connections to Central London via the M25 and the M40. Commuters are well suited, with plenty of London Underground stations in the area. Ruislip Station is only half a mile away making travelling into the City via the Metropolitan or Piccadilly lines swift and easy. Other nearby stations include West Ruislip which is served by both tube (Central line) and Chiltern line trains into Marylebone, with regular trains every 15 minutes. Ruislip Station is served by seven bus routes enabling easy travel to Uxbridge, Ealing, Heathrow, and Hillingdon Hospital. Two bus routes have stops near the property. For families, there are several highly regarded schools that cater for children of all ages nearby, including BWI, Whiteheath and Sacred Heart Primary schools and Bishop Ramsey Secondary school.

DESCRIPTION

Upon entering the property, you are greeted with a spacious hallway with access to all ground floor rooms. Just off of the hallway is a downstairs bathroom and hand basin and a separate downstairs W.C. You are then greeted with a bright and airy family living space, with views over the rear garden and a working fire place, a perfect space for family entertainment. To the left of the hallway you are greeted with a large family kitchen, with ample worktop space and integrated appliances. The kitchen wraps around into the cosy family room, with access through double doors into the rear garden. To the first floor, off the large landing you have access to the three large double bedrooms and a family shower room. All bedrooms benefit from fitted wardrobes, with one bedroom having the luxury of a walk in wardrobe. The master bedroom benefits from dual aspect windows allowing natural light to seep through.

OUTSIDE

To the front of the property there is a paved driveway with off street parking for several cars and a double garage with plenty of space for storage. To the rear you are greeted with a large patio area with stairs rising to the large patch of lawn, with shrub borders, allowing ample privacy all round.



Schools:

Bishop Winnington-Ingram (BWI) Church of England Primary School (0.2 miles)
 Whiteheath Nursery, Infant & Junior School (0.4 miles)
 Bishop Ramsey Church of England School (1.1 miles)



Train:

Ruislip (0.5 mi)
 West Ruislip (1.0 mi)
 Ruislip Manor (1.1 mi)



Car:

M4, A40, M25, M40



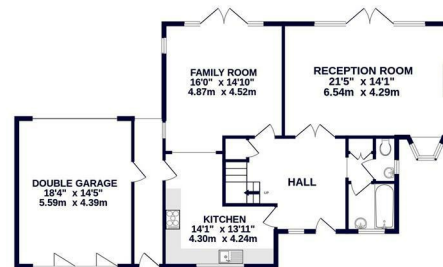
Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 1247 sq.ft. (115.9 sq.m.) approx.



1ST FLOOR
 949 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 2196 sq.ft. (204.0 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		
Energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
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.