

# The Uplands

Ruislip • • HA4 8QN  
Offers In Excess Of: £930,000



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est 1986

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This well presented presented five bedroom family home offers an exceptional and versatile layout across three floors, perfect for modern living. The property has been extended throughout the years, also offers ample off street parking and close proximity to local schools and transport links.

FIVE BEDROOM

DETACHED

EXTENDED

OPEN PLAN KITCHEN

THROUGH LOUNGE

SEPARATE LIVING ROOM AND BATHROOM

OFFICE

PRIVATE REAR GARDEN

SOUGHT AFTER LOCATION

1977 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 tree lined residential road that is regarded as one of Ruislip's most sought after locations, where property rarely comes to the market. 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 Ruislip Golf Club, Highgrove leisure centre.

## DESCRIPTION

This well-designed family home is spread across three well-appointed floors, offering an abundance of space and versatility to suit modern family living. The ground floor boasts a welcoming entrance hall leading to a bright and spacious living room, ideal for relaxation or entertaining. A separate office provides a quiet space for home working, while the impressive open-plan kitchen and dining area serves as the hub of the home, seamlessly connecting to a family room that overlooks the rear garden. The first-floor features three double sized bedrooms along with a single, each thoughtfully designed to offer comfort and flexibility, along with a family bathroom. One of the double bedrooms, has its own private access with a shower room. The second floor is dedicated to an expansive principal bedroom suite, with additional eaves storage.

## OUTSIDE

To the front of the property is a pebbled driveway for off street parking, which can fit three cars. At the rear of the property is mostly laid to lawn with a patio leading to the back of the property.





### 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



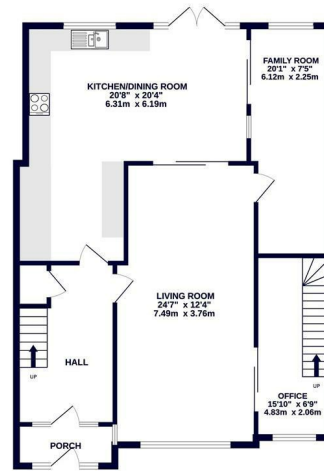
### Council Tax Band:

F

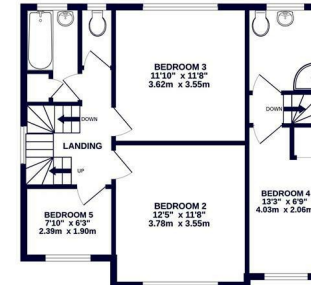
(Distances are straight line measurements from centre of postcode)



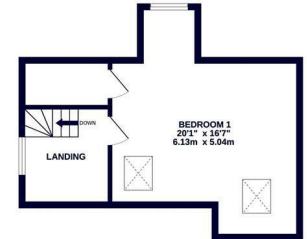
GROUND FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



2ND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1977 sq.ft. (183.7 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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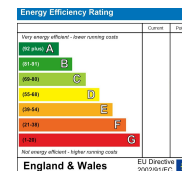
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