

Blagrove Crescent

Ruislip • • HA4 8FS
Asking Price: £1,650,000



coopers
est 1986

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Introducing this stunning new build detached family home, the largest in its development, offering six bedrooms and four bathrooms, effortlessly combining elegance with modern comfort. Spanning approximately 3,408 sq. ft., this luxurious property boasts a contemporary design and a spacious layout, perfectly suited for both family living and entertaining. Situated on a sought-after road, the home is within easy reach of Eastcote, Ruislip Manor, and Ruislip High Streets, offering a range of shops, restaurants, and amenities. The location is further enhanced by proximity to highly regarded schools, including Cannon Lane and Pinner High School, making it an ideal choice for families.

SIX BEDROOM

FOUR BATHROOM

DETACHED HOUSE

GATED DEVELOPMENT

LARGE WRAPAROUND GARDEN

DOUBLE GARAGE

FITTED KITCHEN

MULTIPLE RECEPTION ROOMS

SOUGHT AFTER LOCATION

3408 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

Blagrove Crescent is conveniently located near the vibrant High Streets of Eastcote and Ruislip, which offer an extensive selection of shops, restaurants, and coffee bars to explore. Both Eastcote and Ruislip stations provide access to the Metropolitan and Piccadilly lines, ensuring quick and efficient connections to Baker Street and central London. Additionally, the area benefits from regular bus services to surrounding neighborhoods. Nearby attractions include the Highgrove Leisure Centre and the picturesque Eastcote House Gardens, offering excellent recreational and outdoor spaces.

DESCRIPTION

The property has been meticulously designed with modern finishes, underfloor heating, and stylish details that create a warm, inviting ambiance. Bright, well-lit interiors further enhance the sense of space and comfort. The ground floor features a spacious entrance hallway with a guest cloakroom and doors leading to all main rooms. A reception room opens onto the side garden through elegant double doors, while the dining room showcases a charming bay window. A second, generously sized reception room includes two sets of double doors leading to the garden, and the modern fitted kitchen is a centerpiece, equipped with integrated appliances, a kitchen island, and additional double doors overlooking the garden.

On the first floor, a striking gallery landing with a chandelier sets a luxurious tone. The master bedroom suite boasts a walk-in wardrobe, an ensuite bathroom, and a Juliet balcony. A second bedroom features an ensuite and doors leading to a balcony with garden views, complemented by two additional spacious bedrooms and a well-appointed family bathroom. The top floor offers a further bedroom with an ensuite and a versatile space that can be used as a sixth bedroom or a cinema room, providing flexibility to suit your lifestyle needs.

OUTSIDE

The property benefits from a spacious driveway offering ample off-street parking and direct access to a double garage. Surrounding the home is a beautifully maintained wrap-around rear garden, primarily laid to lawn, providing the perfect setting for outdoor relaxation and alfresco dining.



Schools:

Coteford Infant School (0.2 miles)
 Warrender Primary School (0.5 miles)
 Bishop Ramsey Church of England School (0.3 miles)



Train:

Eastcote Station (0.6 miles)
 Ruislip Manor Station (0.8 miles)
 Ruislip Station (1.1 miles)



Car:

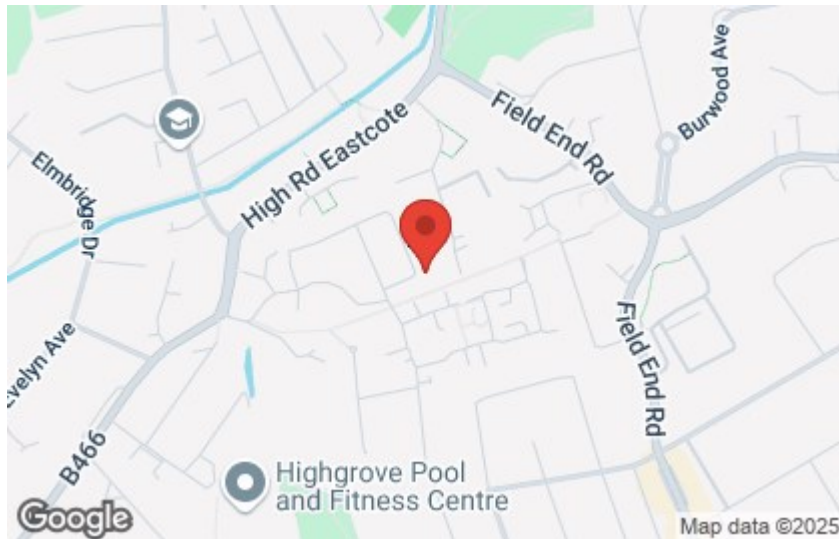
M4, A40, M25, M40



Council Tax Band:

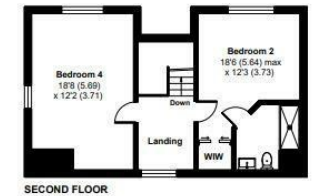
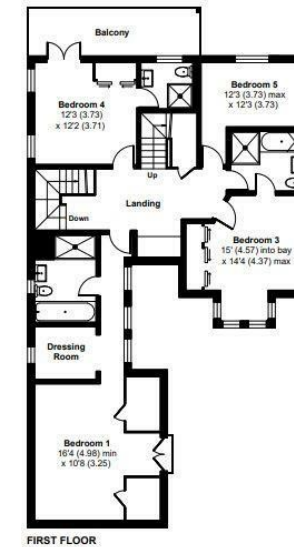
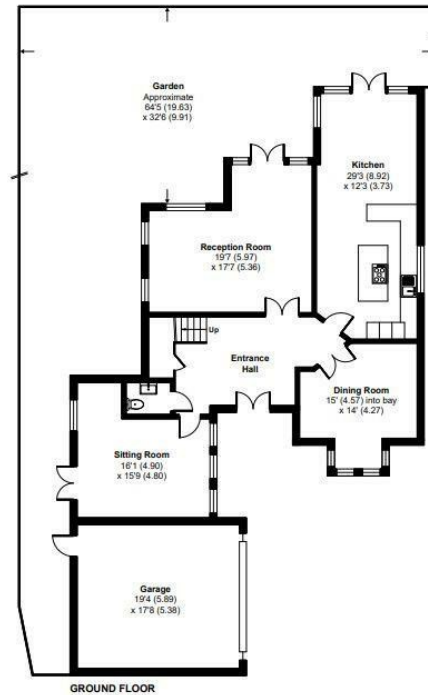
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(Distances are straight line measurements from centre of postcode)



Blagrove Crescent, Ruislip, HA4

Approximate Area = 3076 sq ft / 285.7 sq m
 Garage = 332 sq ft / 30.8 sq m
 Total = 3408 sq ft / 316.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Coopers. REF: 1221964

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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.