

Kent Gardens

Ruislip • • HA4 8RX
Guide Price: £450,000



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Kent Gardens

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A large two bedroom ground floor maisonette set in this peaceful location. Spacious lounge, fitted kitchen, two double bedrooms and a family bathroom. Kent Gardens is a quiet residential cul-de-sac situated in Eastcote within the catchment area of Warrender School. Eastcote High Street with its array of shops, cafes and restaurants and Metropolitan/Piccadilly line station providing reliable links into the City and West End.

TWO BEDROOM

GROUND FLOOR

MAISONETTE

GARAGE

PRIVATE FRONT & REAR GARDEN

WALKING DISTANCE TO EASTCOTE

NEW LEASE UPON COMPLETION

SOUGHT AFTER LOCATION

BLANK CANVAS

707 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

Kent Gardens is a quiet residential cul-de-sac situated in Eastcote within the catchment area of a number of highly regarded schools. Eastcote High Street with its array of shops, cafes and restaurants and Metropolitan/Piccadilly line station providing reliable links into the City and West End. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties.

DESCRIPTION

A larger than average two double bedroom ground floor maisonette set in this peaceful location with a large private garden, it's a rewarding opportunity for first time buyers, investors or those purely seeking a relaxed, comfortable home in an ultra convenient location. The property is entered through its own private entrance where the hallway splits off to all rooms. The property comprises a good size lounge, a fitted kitchen, two double bedrooms and a family bathroom.

OUTSIDE

At the front, the property benefits from a garage via a shared drive, providing convenient off-street parking. Additionally, the private front garden offers further potential for extra parking space if needed. To the rear, a beautifully secluded garden awaits, featuring a well-maintained lawn and a spacious patio area—ideal for outdoor relaxation and entertaining.



Schools:

Coteford Infant School (0.3 mi)
 Warrender Primary School (0.4 mi)
 Bishop Ramsey Church of England School (0.2 mi)



Train:

Eastcote (0.5 mi)
 Ruislip Manor (0.6 mi)
 Ruislip (0.9 mi)



Car:

M4, A40, M25, M40



Council Tax Band:

C

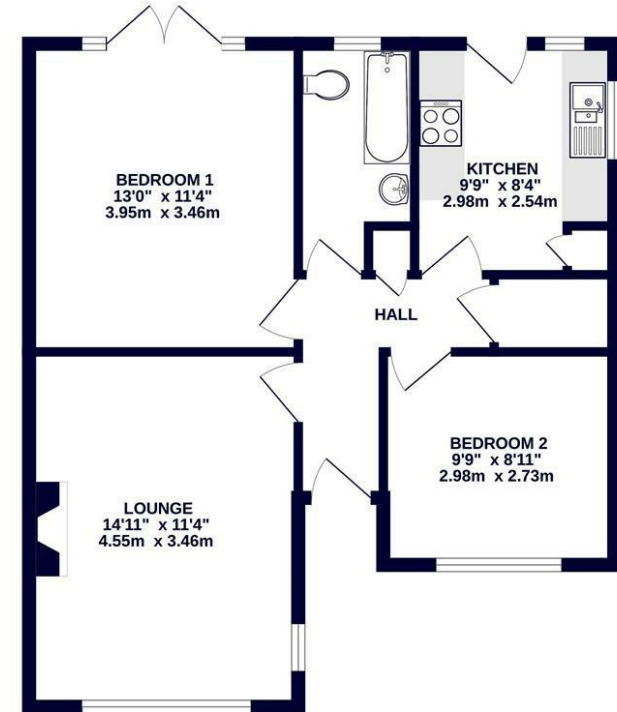
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
 115 sq.ft. (10.7 sq.m.) approx.



GROUND FLOOR
 592 sq.ft. (55.0 sq.m.) approx.



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TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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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		
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.