

Lime Grove

Ruislip • Middlesex • HA4 8RL

Guide Price: £1,200,000



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This four bedroom detached property creates a sought after opportunity for families seeking space, style and convenience. Lime grove is conveniently located a short stroll away from Eastcote High street and Eastcote train station offering the Metropolitan and Piccadilly line. The property benefits from having a kitchen/breakfast room with separate utility room, conservatory, living room, dining room, guest cloakroom, four bedrooms one with an en suite and a family bathroom. There is a loft room, accessed via a pull down ladder, which can be utilised as a bedroom or study. There is also a garage, driveway and private rear garden.

DETACHED

FOUR BEDROOMS

OPEN PLAN KITCHEN

BREAKFAST ROOM

FRONT ASPECT LIVING ROOM

STUDY

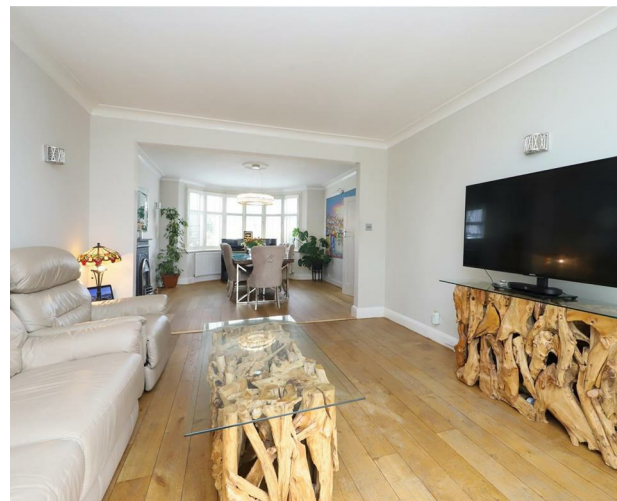
LIGHT FILLED CONSERVATORY

SPACIOUS LOFT ROOM

GARAGE

2302 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

Lime Grove is a quiet tree lined residential road that is a highly sought after location, where property rarely comes to the market. It is a short stroll to Eastcote or Ruislip Manor shops, trendy eateries and transport options. Commuters are well suited with London Underground stations in the area, Eastcote station (Metropolitan/Piccadilly) is a short walk away whilst South Ruislip Station - a mile away is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools including BWI, Newnham, Coteford Infant & Juniors and Bishop Ramsey. Nearby leisure facilities include Highgrove, Ruislip Golf course and bowling green.

DESCRIPTION

Nestled in the desirable Lime Grove, this beautifully presented four-bedroom detached property offers an exceptional blend of style, comfort, and convenience. This superb family home features light-filled, generously proportioned rooms across three floors, providing a luxurious and versatile living space. On entering the property, you are welcomed by a warm and inviting hallway that leads to a charming living room at the front of the house, complete with an elegant bay window that bathes the space in natural light. Adjacent to this is a separate study, providing an ideal area for work or quiet retreat. To the rear of the ground floor, there is a sleek and well-appointed kitchen boasting an impressive range of cabinets and drawers, integrated appliances and ample countertop space. A convenient breakfast bar provides a relaxed dining option, and the room flows seamlessly into a stunning conservatory area. This beautiful, light-filled conservatory enjoys delightful views of the garden and offers direct access to the outside, making it perfect for both entertaining and relaxation. Also on the ground floor is a stylish dining room, perfect for hosting family gatherings, as well as a utility room providing access to the garage at the front of the home. With some minor adjustments the garage could be utilised as a small bedroom or playroom. A guest cloakroom further enhances the practicality of this charming residence. The first floor comprises four generously sized bedrooms, one of which includes en-suite facilities for added comfort and privacy. The remaining bedrooms are serviced by a well-appointed family bathroom, ensuring ample accommodation for family and guests alike. A further highlight of this impressive home is the expansive loft room located on the top floor. Fully boarded and featuring central heating and electricity, this versatile space offers endless possibilities as an additional bedroom, playroom, or office.

OUTSIDE

There is a garage/storage room, a driveway that can hold 3/4 cars and an good sized rear garden which backs on the delightful Warrander Park. The rear garden is designed for low maintenance and outdoor enjoyment, making it the perfect setting for alfresco dining and family activities and attracts plenty of activity from various bird types, including Robin's, Blue Tits, Magpies, Parrots and Pigeons. This wonderful detached property on Lime Grove truly offers a unique opportunity to enjoy refined living in a peaceful, sought-after location.



Schools:

Eastcote (0.4 miles)
Ruislip Manor (0.6 miles)
Ruislip (0.9 miles)



Train:

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



Car:

M4, A40, M25, M40

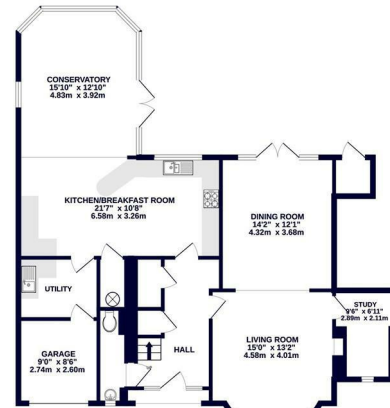


Council Tax Band:

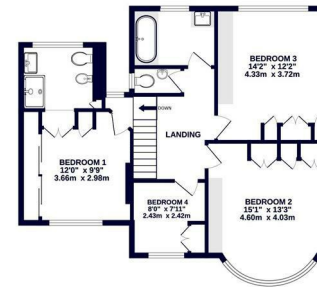
(Distances are straight line measurements from centre of postcode)



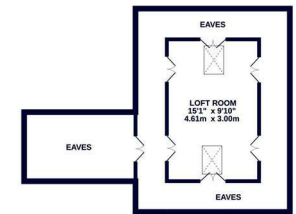
GROUND FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



2ND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



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TOTAL FLOOR AREA : 2391 sq.ft. (222.1 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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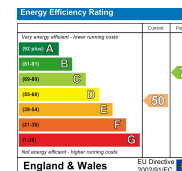
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