

# Kingsend

Ruislip • • HA4 7DD  
Guide Price: £1,100,000



coopers  
est 1986



# Kingsend

Ruislip • • HA4 7DD

This spacious and well-designed family home offers a perfect balance of comfort and practicality. Featuring multiple reception areas, a generous kitchen, and four well-proportioned bedrooms, it provides ample space for modern living. The property benefits from a large garden, ideal for outdoor activities, as well as a garage and driveway for convenient parking. Situated in a desirable location with excellent access to local amenities and transport links, this home is perfect for families seeking space and versatility.

FOUR BEDROOM

DETACHED

GARAGE

LARGE REAR GARDEN

POTENTIAL TO EXTEND STPP

TWO RECEPTION ROOMS

ENSUITE TO MASTER BEDROOM

CARRIAGE DRIVEWAY

NO CHAIN

182.5 SQ.M

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

Kingsend is located in Ruislip and moments away from the high street which offers a selection of shops and restaurants. Commuters are well served with Ruislip Station a short walk away providing easy access into Central London and the city via the Metropolitan or Piccadilly tube lines. A short walk away, West Ruislip station is serviced by the Central Line tube, as well as Chiltern Railways trains into Marylebone Station. For the motorist, the A40/M40 and M25 are a short drive away, providing easy access to Central London and towards Watford, Heathrow and Oxford. Ruislip Golf Club, Ruislip Woods and Highgrove Gym & Swimming pool are located nearby.

### Description

This charming and spacious family home offers a well-designed layout, ideal for comfortable living. Upon entering through the welcoming hallway, you are led into a bright and expansive reception room, perfect for relaxation or entertaining guests. Adjacent to this space is a well-equipped kitchen and breakfast room, offering access to a workshop/studio and a large garage, providing plenty of storage and practical workspace. A versatile second reception room or ground-floor bedroom and a convenient WC complete this level.

Upstairs, the first floor features four bedrooms, the generous primary bedroom has the benefit of an ensuite shower room. The additional well-proportioned bedrooms, each offering ample storage and natural light. The named fourth bedroom on the first floor presents flexibility for use as a study or nursery. The floor is served by a well-appointed family bathroom with a separate WC, ensuring convenience for a growing household. The property further benefits from solar panels on the roof.

### Outside

Externally, the property boasts a substantial garden, perfect for outdoor activities and entertaining, while the large driveway offers ample off-street parking via a carriage driveway. The property also offers a wealth of potential to extend in the future STPP.





### Schools:

Sacred Heart Catholic Primary School (0.3 miles)  
 Bishop Winnington-Ingram CofE Primary School (0.5 miles)  
 Warrender Primary School (0.6 miles)



### Train:

Ruislip Station (0.2 miles)  
 West Ruislip Station (0.5 miles)  
 Ruislip Manor Station (0.6 miles)



### Car:

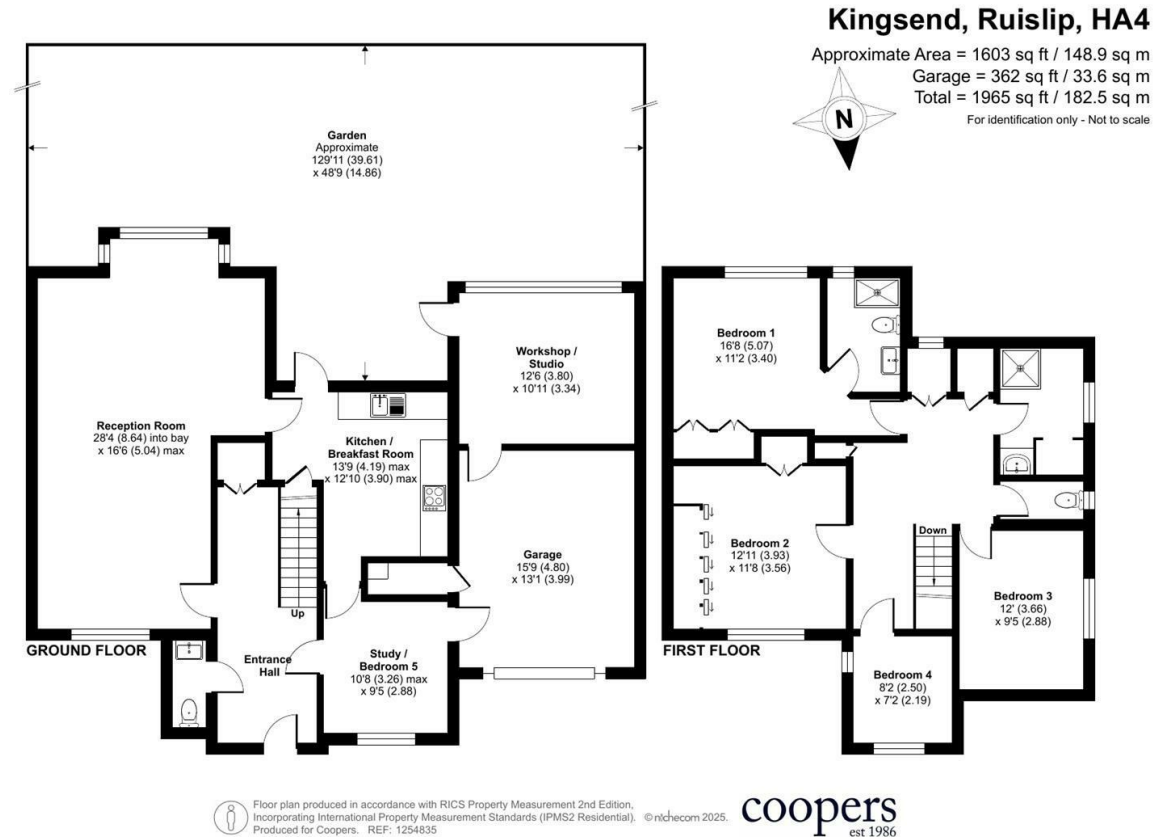
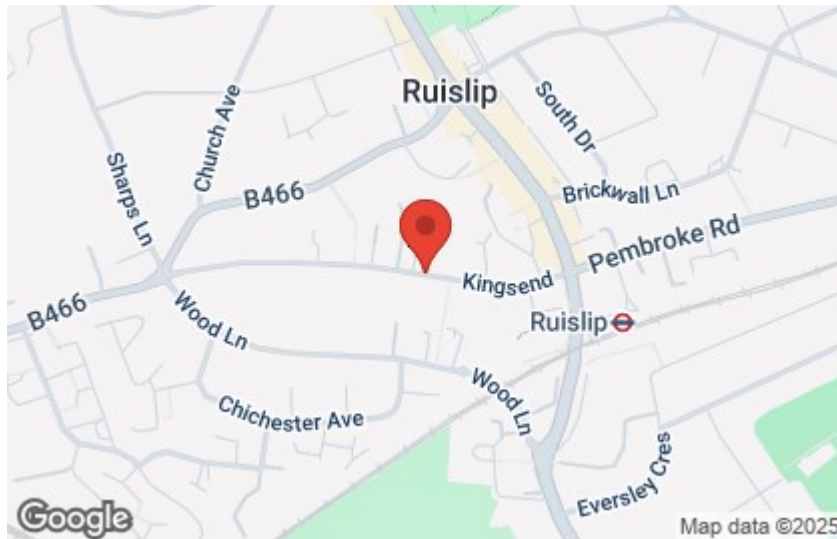
M4, A40, M25, M40



### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



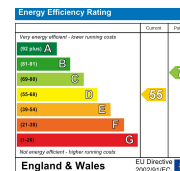
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