

# Meadway Gardens

Ruislip • Middlesex • HA4 7QP

Asking Price: £400,000



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Larger than average over 1000 sq.ft and well presented throughout. This two bedroom first floor maisonette is ready made for completely relaxed living and is set in an ultra convenient location. Meadway Gardens is in North Ruislip with the added benefit of a loft space and a private rear garden.

FIRST FLOOR MAISONETTE

TWO BEDROOM

LOFT SPACE

LIVING ROOM

MODERN KITCHEN

FAMILY BATHROOM

LONG LEAVE

PRIVATE REAR GARDEN

SOUGHT AFTER LOCATION

1078 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

Meadway Gardens is a short walk from the bustling High Street where a vast number of shops, restaurants and transports links can be found to include Waitrose, Marks & Spencer, Tesco Express, numerous pizza outlets and coffee bars. Alternatively the Duck Pond and Library are 2 minutes walk away. For the motorist, there are excellent connections to central London via the M25 and the M40. Commuters are well suited with five London underground stations in the area. Ruislip Station only half a mile away, travelling into the city via the Metropolitan or Piccadilly lines couldn't be easier. Other nearby stations include West Ruislip, 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 that cater for children of all ages within close proximity including BWI, Whiteheath, Sacred Heart and Bishop Ramsey. Ruislip Woods, Highgrove, Ruislip Bowls club are all 5 minutes walk away.

### Description

This exceptional first floor maisonette presents a great entry point into this sought-after location in the favoured North side of Ruislip. The property offers spacious interiors, natural light and a quiet setting with a lease of over 950 years. Comprising a naturally bright and modern living room with pretty feature fireplace. There are two double bedrooms, one with fitted wardrobes and the other a large storage cupboard. There is a stylish family bathroom with power shower and bath. The kitchen is galley styled with fresh modern cabinets and tiled splash back. The huge cleverly-converted loft space features extensive easily-accessible storage and has been used by the present owners as a home office. This property benefits from double glazing and gas central heating.

### Outside

A well maintained large private rear garden with shed, manicured lawn, and paved patio area to enjoy outdoor entertaining.





### Schools:

Whiteheath Infants, Primary & Junior School (0.4 miles)  
 Bishop Winnington-Ingram CofE Primary School (0.4 miles)  
 Bishop Ramsey CofE School (1.1 miles)



### Train:

Ruislip Station (1.0 miles)  
 West Ruislip Station (1.0 miles)  
 Ruislip Manor Station (1.1 miles)



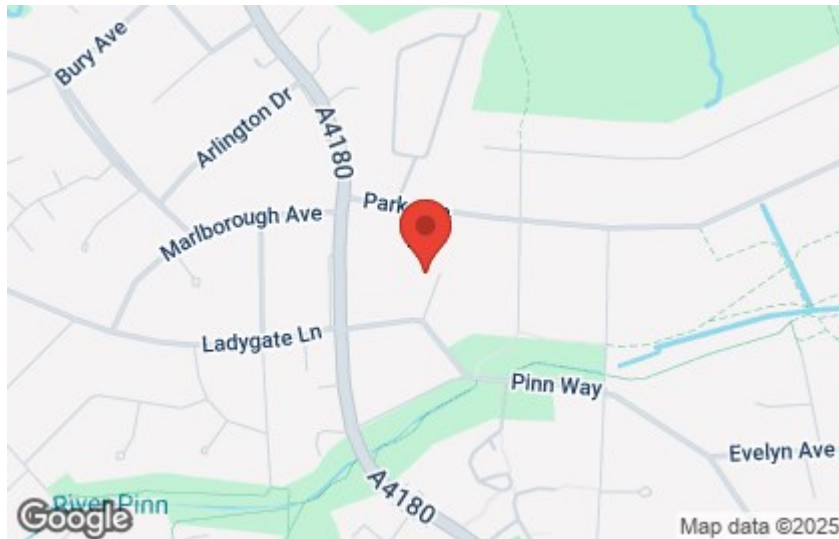
### Car:

M4, A40, M25, M40



### Council Tax Band:

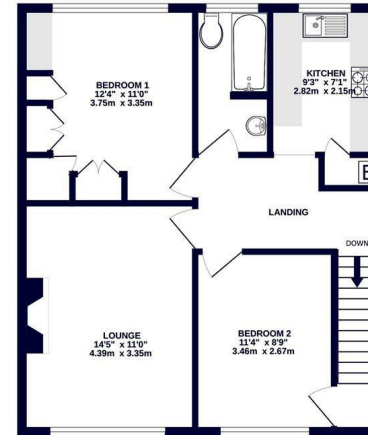
(Distances are straight line measurements from centre of postcode)



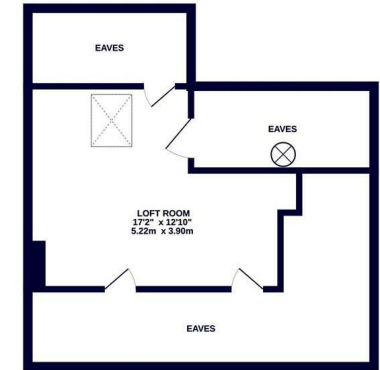
GROUND FLOOR  
47' 10" x 16' 11" approx.



1ST FLOOR  
59' 10" x 10' 5" (16' 11" x 3' 15") approx.



LOFT ROOM  
40' 10" x 10' 5" (12' 4" x 3' 15") approx.



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TOTAL FLOOR AREA: 1078 sq.ft. (100.1 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 errors, 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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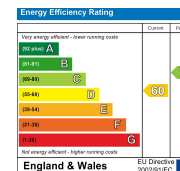
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