

Lakeside Close

Ruislip • • HA4 7UE
Asking Price: £350,000



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A well-designed one bedroom bungalow featuring a spacious lounge, separate kitchen, double bedroom, and a modern bathroom, with ample storage and a private entrance and garden—perfect for easy, single-level living.

ONE BEDROOM

BUNGALOW

FREEHOLD

ALLOCATED PARKING

FITTED KITCHEN

LIVING ROOM

FAMILY BATHROOM

PRIVATE REAR GARDEN

NO CHAIN

505 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

Lakeside Close is located in a unique development in Reservoir Road just off Ducks Hill Road and close to the Ruislip Lido complex and Ruislip Woods. Ruislip High Street is just over a mile away where there are excellent shopping facilities to include Waitrose, and The Co-Operative. Also available are a number of popular restaurants including Café Rouge, The Duck House and Zazas along with numerous pizza outlets and coffee bars. The Metropolitan/Piccadilly line station offers swift and regular connections to The City and Baker Street and for the motorist the A40 offers good access to London and The Home Counties. There are also a number of highly regarded schools for all age groups in the local vicinity.

DESCRIPTION

This well-laid-out freehold bungalow offers a practical and comfortable living space ideal for first-time buyers, downsizers, or investors. The property comprises a generous lounge with space for both seating and dining, a separate kitchen with good storage and worktop space, a spacious double bedroom, and a well-proportioned bathroom. Additional features include a useful storage cupboard off the hallway and a dedicated entrance lobby, enhancing privacy and functionality.

OUTSIDE

A private rear garden laid entirely to patio with a handy shed and allocated parking—ideal for convenient and low-maintenance living



Schools:

Northwood Hills Station (1.3 miles)
West Ruislip Station (1.4 miles)
Ruislip Station (1.5 miles)



Train:

Whiteheath Nursery, Infant & Junior School (0.7 miles)
Bishop Winnington-Ingram CofE Primary School (1.0 miles)
Haydon School (1.0 miles)



Car:

M4, A40, M25, M40

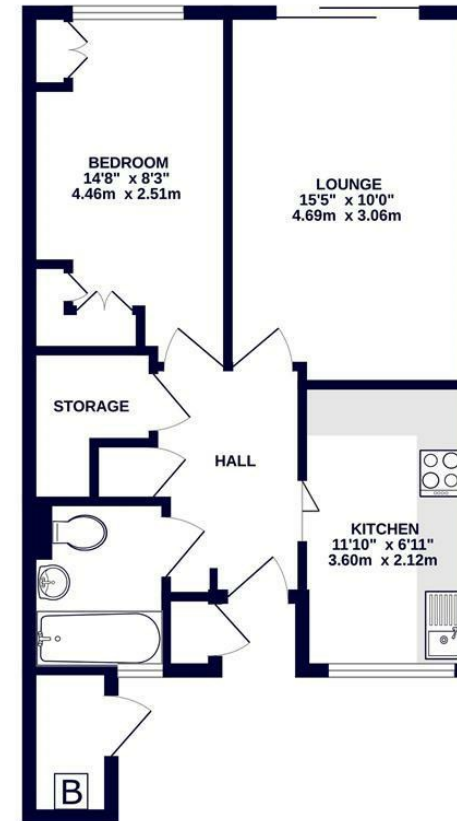


Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 505 sq.ft. (46.9 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 misstatement. 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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01895 625 625

126-128 High Street, Ruislip,
Middlesex, HA4 8LL

ruislipsales@coopersresidential.co.uk

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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.