

# Boston Grove

Ruislip • • HA4 7RY  
Guide Price: £800,000



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A well-presented two-bedroom bungalow with additional loft space, set in a quiet residential area. The home offers a spacious living room, conservatory, modern kitchen with utility, and separate dining room. Two double bedrooms and a family bathroom complete the ground floor, with a versatile loft room above. Outside features include a private garden, detached garage, and driveway. Ideal for families or downsizers seeking flexible accommodation.

TWO DOUBLE BEDROOM

DETACHED

BUNGALOW

GARAGE

SOUTH FACING REAR GARDEN

POTENTIAL TO EXTEND STPP

UTILITIES ROOM

CONSERVATORY

SOUGHT AFTER LOCATION

1293 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.

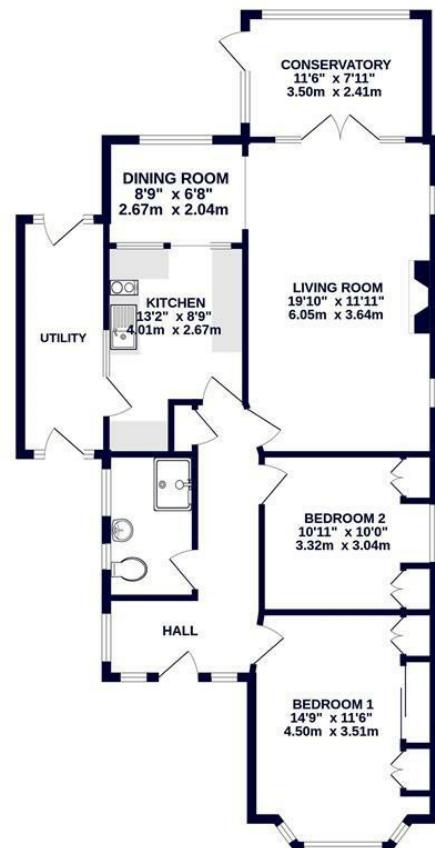




OUTBUILDING  
133 sq.ft. (12.4 sq.m.) approx.



GROUND FLOOR  
962 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR  
177 sq.ft. (16.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
201-210 (A)	A
211-240 (B)	B
241-260 (C)	C
261-280 (D)	D
281-300 (E)	E
301-320 (F)	F
321-340 (G)	G
All energy efficient - higher running costs	
341-400	

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.