

Reservoir Road

Ruislip • Middlesex • HA4 7TT

Asking Price: £575,000



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This well-presented home offers spacious, versatile accommodation across two floors. The ground floor features a bright living room, separate dining area with garden access, modern kitchen, utility room, study, and guest WC. Upstairs, three well-proportioned bedrooms and a contemporary bathroom provide ideal family living. With a practical layout and generous living space, the property is perfect for families or professionals alike.

THREE BEDROOM

SEMI DETACHED

EXTENDED KITCHEN & DINER

TWO RECEPTION ROOMS

DOWNSTAIRS WC

MODERN FAMILY BATHROOM

POTENTIAL TO FURTHER EXTEND STPP

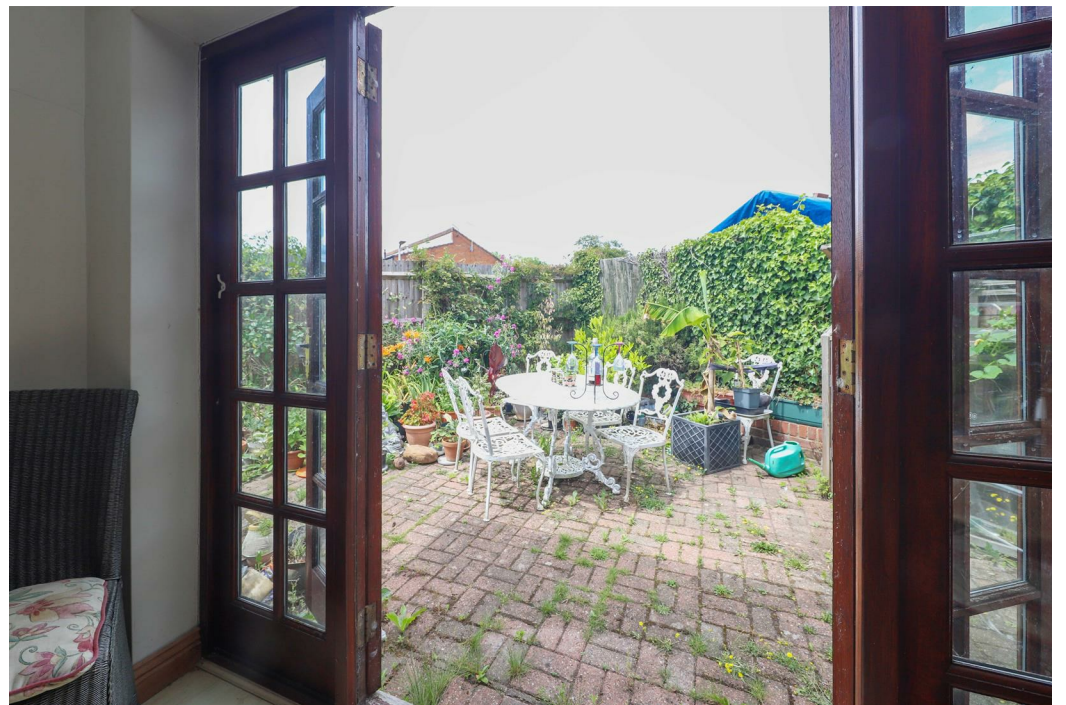
WALKING DISTANCE TO RUISLIP LIDO

OFF STREET PARKING

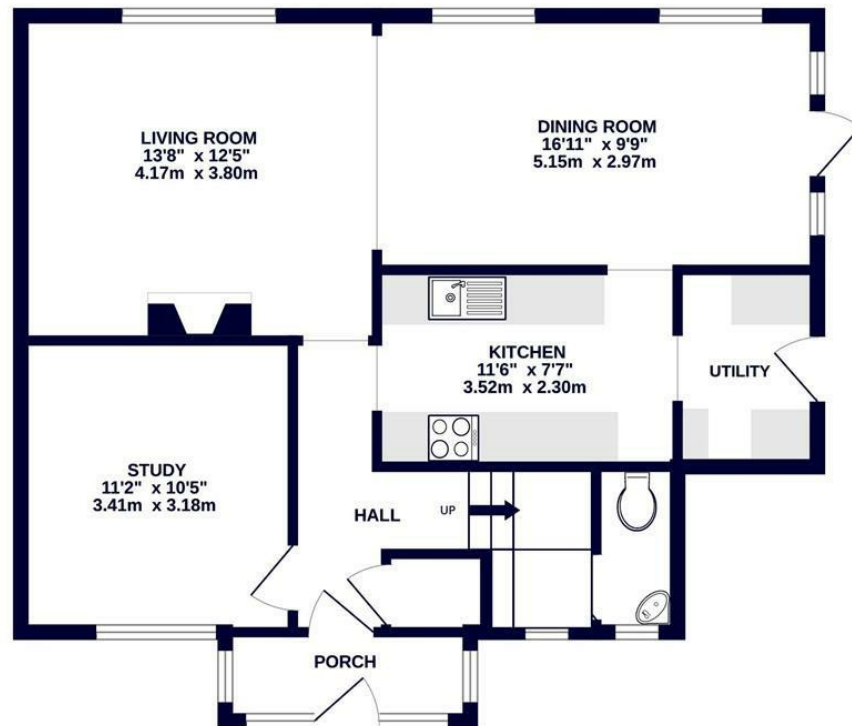
1198 SQ.FT

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.

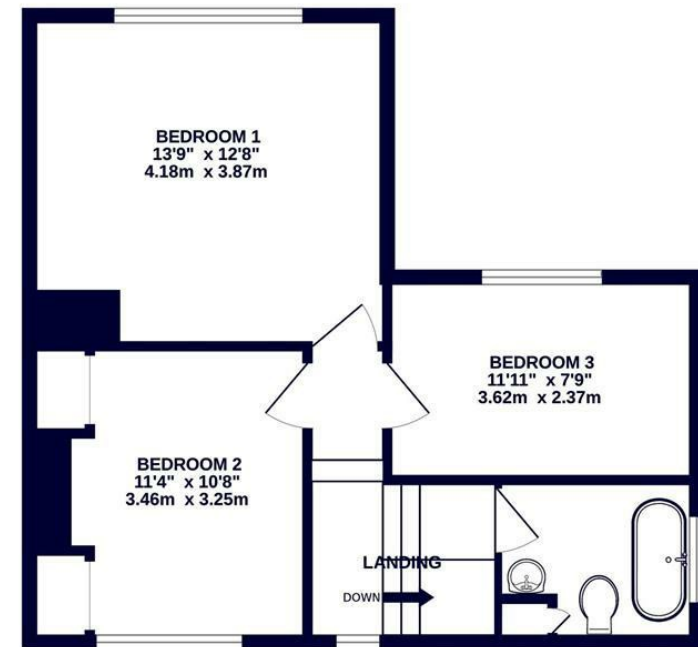




GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B+ (83-85)		
B (80-82)		
C+ (77-79)		
C (74-76)		
D (71-73)		
E (68-70)		
F (65-67)		
G (62-64)		
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.