

The Sigers

Eastcote • Middlesex • HA5 2QJ

Asking Price: £425,000



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A well-presented first floor maisonette situated in the desirable residential area of The Sigers.

This spacious property benefits from its own private entrance and staircase, leading to a bright landing. Briefly comprises two bedrooms, a fitted kitchen, bathroom, and a generous lounge/diner. Further benefits include a private garden, double glazing, and gas central heating – ideal for first-time buyers or investors.

TWO BEDROOMS

FIRST FLOOR

MAISONETTE

MODERN KITCHEN

BATHROOM

NEW LEASE UPON COMPLETION

CLOSE PROXIMITY TO AMENTIES

PERFECT FOR FIRST TIME BUYERS

SOUGHT AFTER LOCATION

734 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

This property is ideally located just a short walk from Eastcote High Street, which boasts a variety of shops, cafés, and restaurants. The nearby high streets of Pinner, Ruislip, and Ruislip Manor also offer an excellent selection of dining, shopping, and leisure options. Eastcote is surrounded by scenic woodland, parks, and open green spaces, while Ruislip offers additional recreational areas, including the popular Ruislip Lido. For commuters, Eastcote, Ruislip, and Ruislip Manor stations provide access to both the Metropolitan and Piccadilly lines, with the Central Line available at South Ruislip station. Motorists will also benefit from easy access to the A40, connecting to Central London and the Home Counties. Families are well catered for, with a number of highly regarded schools and nurseries located nearby.

PROPERTY

Situated in a desirable residential area, this well-presented first floor maisonette on The Sigers offers spacious and comfortable living with the added benefit of a private garden. Accessed via its own front door and private staircase, the property opens up to a bright and airy landing that connects to all rooms. The home features a generous lounge/diner, ideal for relaxing or entertaining, with plenty of natural light. The kitchen is well-equipped and functional, with ample worktop space and storage. There are two good-sized bedrooms, with the main bedroom offering substantial proportions. The second bedroom makes an ideal guest room, office, or nursery. The bathroom is neatly presented with modern fittings. Further benefits include gas central heating, double glazing, and a private rear garden, perfect for outdoor dining or relaxing during warmer months. This maisonette presents an excellent opportunity for first-time buyers, investors, or those looking to downsize in a peaceful yet convenient location.

OUTSIDE

Set within a charming period style building, this first floor maisonette enjoys a private entrance and a classic red-brick exterior framed by established greenery, offering excellent kerb appeal. A pathway leads through mature planting to the front door, providing a sense of privacy and seclusion. To the rear, the home benefits from a well maintained private garden, mainly paved for easy upkeep, and complete with a timber storage shed and secure fencing. The outdoor space is ideal for relaxing, entertaining, or enjoying a low maintenance garden environment in a peaceful residential setting.



Schools:

Bishop Ramsey Church of England School (0.4 miles)
 Newnham Infant and Nursery School (0.4 miles)
 Cannon Lane Primary School (0.5 miles)



Train:

Eastcote Station (0.4 miles)
 Ruislip Manor Station (0.7 miles)
 Ruislip Station (1.1 miles)



Car:

M4, A40, M25, M40



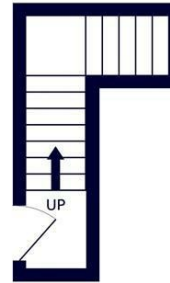
Council Tax Band:

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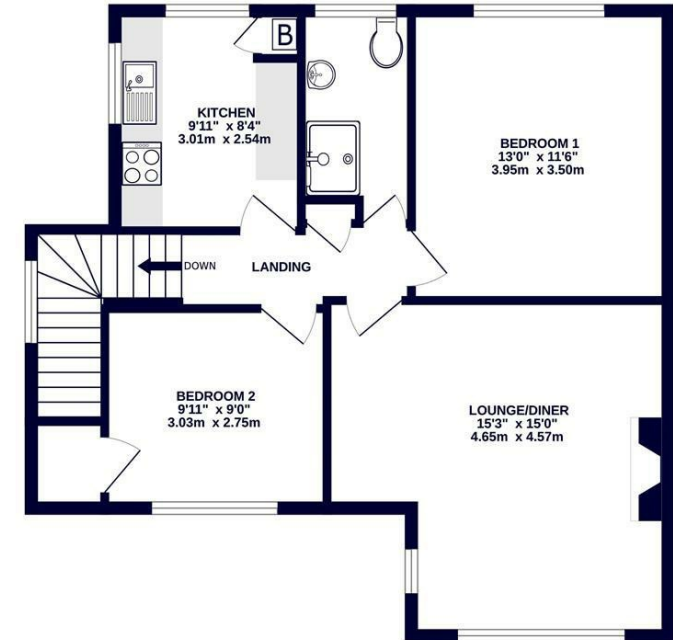
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 47 sq.ft. (4.4 sq.m.) approx.



1ST FLOOR
 687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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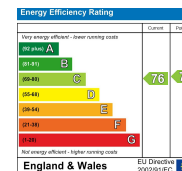
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