

Seaford Close

Ruislip • • HA4 7EQ
Asking Price: £415,000



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This beautifully presented split-level maisonette offers the perfect blend of privacy and convenience, tucked away in a peaceful cul-de-sac just moments from the vibrant Ruislip High Street. Ideally located on Seaford Close, one of the area's most desirable residential roads, the property is within easy reach of a wide range of popular cafés, restaurants, and local amenities. Excellent transport links are nearby, with Ruislip Station (Metropolitan & Piccadilly Lines) just at the end of the High Street, and West Ruislip Station (Central Line & Chiltern Railways) also close by, providing direct access into Central London in as little as 20 minutes.

TWO BEDROOM

SPLIT LEVEL MAISONETTE

PLENTY OF LOFT SPACE

SHARE OF FREEHOLD

MODERN KITCHEN

RENOVATED THROUGHOUT

PRIVATE ENTRANCE

COMMUNAL GARDENS

GARAGE

880 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

Seaford Close is a quiet cul de sac in one of the most sought after residential roads in the heart of Ruislip Town Centre, offering easy access to all of Ruislip's trendy eateries, transport and amenities. Ruislip Metropolitan/Piccadilly line train station is a short walk away. 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 the motorist the A40 is a short drive away providing access to M40/M25 motorways, Central London and the Home Counties. It is within the catchment area for a number of highly regarded schools including Sacred Heart, BWI and Bishop Ramsey.

DESCRIPTION

A spacious and stylish split-level maisonette, beautifully presented and situated in a sought-after residential location. Recently refurbished throughout, this impressive home offers well-designed accommodation with a modern finish, perfect for contemporary living. The property features a large dual-aspect living and dining room, providing an excellent space for entertaining or relaxing. The modern kitchen has been thoughtfully fitted and is conveniently positioned just off the main living area. Upstairs, there are two well-proportioned bedrooms and a smart, modern bathroom. The main bedroom offers generous space and pleasant views, while the second bedroom is ideal as a guest room, nursery, or home office. A standout feature is the large loft space, offering excellent additional storage. The property also includes a private garage, providing secure parking or further storage. Additional benefits include lovely garden views, a private entrance, and a peaceful position within a well-maintained development. This attractive home is ideal for first-time buyers, downsizers, or investors seeking a ready-to-move-into property in a desirable area.

OUTSIDE

The property benefits from access to beautifully maintained communal gardens, offering a peaceful and green setting to relax and unwind. Surrounded by mature trees and landscaped planting, the gardens provide a lovely outlook and a sense of space and privacy. Ideal for enjoying a quiet moment outdoors or for children to play safely, the shared outdoor areas are a real asset to the development and contribute to its welcoming, community feel.



Schools:

Sacred Heart Catholic Primary School (0.7 miles)
 Whiteheath Nursery, Infant & Junior School (0.8 miles)
 Ruislip High School (1.2 miles)



Train:

West Ruislip (0.5 miles)
 Ruislip (0.5 miles)
 Ickenham (1.2 miles)



Car:

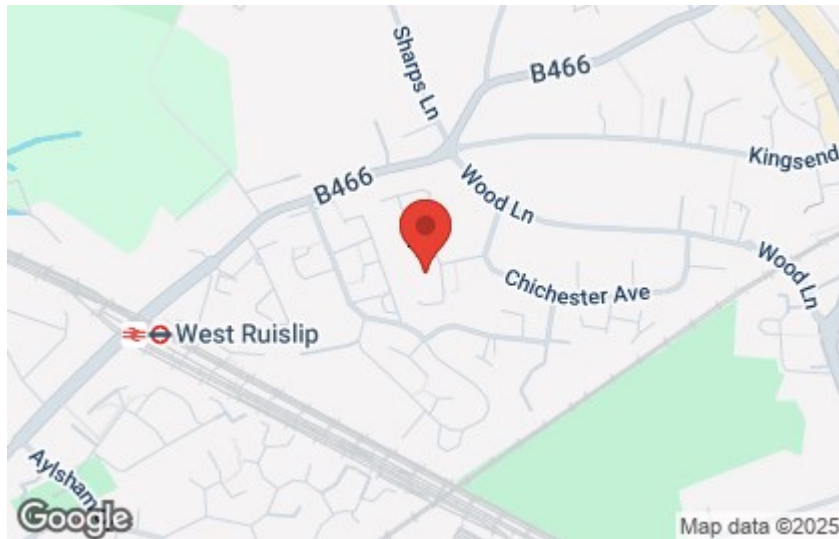
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



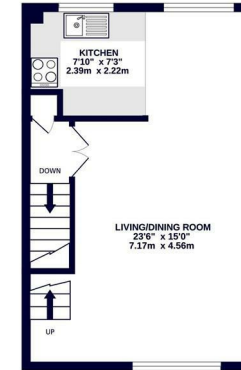
OUTBUILDING
124 sq.ft. (12.4 sq.m.) approx.



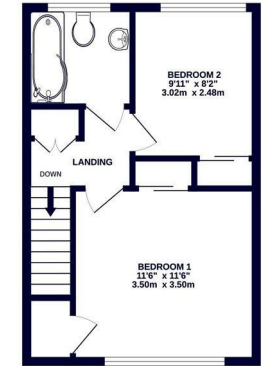
ENTRANCE FLOOR
46 sq.ft. (4.2 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



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TOTAL FLOOR AREA : 880 sq.ft. (81.6 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		
Energy efficient - lower running costs	Current	Target
Very energy efficient - A		
Energy efficient - B		
Decent - C		
Below average - D		
Below average - E		
Below average - F		
Not energy efficient - G		
Not energy efficient - higher running costs		
England & Wales 1/1/2025		

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.