

# Croft Gardens

Ruislip • Middlesex • HA4 8EY

Asking Price: £1,000,000



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est 1986



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A commanding four bedroom, corner plot detached residence situated in one of Ruislip's premier roads, just a stones throw away from the High Street. This property consists of three downstairs reception rooms, large kitchen, downstairs bathroom, utility room, four good sized bedrooms and a contemporary family bathroom. Other benefits include large front & rear gardens, gas central heating and double glazing.

Detached Home

Four bedrooms

Two bathrooms

Three receptions

Large corner plot

Potential to extend (STPP)

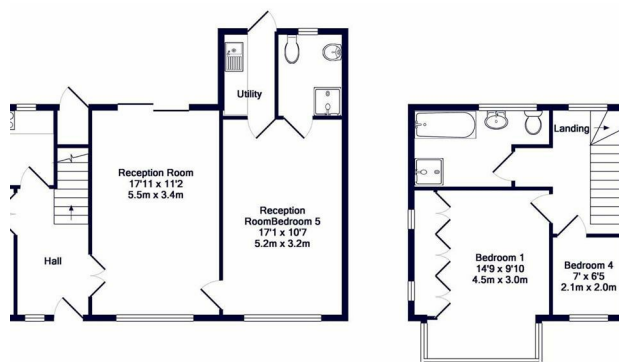
Walking distance to Ruislip High Street

Quiet Road

Chain free

1,390 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  
APPROX. FLOOR  
AREA 824 SQ.FT.  
(76.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 566 SQ.FT.  
(52.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1390 SQ.FT. (129.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 is given as to their operability or efficiency can be given.

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### **Property**

When approaching the property you are immediately impressed with this one of a kind property due to it's commanding size and scope to further enhance. As you enter through the front door you find the spacious hallway allowing access to all ground floor rooms. The left side of the property includes a large reception room as well as the kitchen which offers plenty of worktop and storage space. Across the hallway is the second reception room which is a large space for relaxing with direct access to the rear garden via sliding doors. The ground floor is completed with the final reception room, utility room as well as a bathroom including a shower, basin and w.c. Stairs rise to the first floor which boasts three large bedrooms as well as a single bedroom, completing the first floor is the family bathroom with seperate shower, bath and basin with w.c.

### **Outside**

The front of the property offers plenty of space for off street parking as well as having large bushes to ensure privacy. The rear garden has a large lawn as well as a patio area towards the property for dining al fresco.

### **Location**

Croft Gardens enjoys a prime location being merely footsteps from Ruislip's bustling High Street where a vast number of shops, restaurants and transport links can be found. For the motorist, there are excellent connections to central London via the M25 and the M40. Ruislip Station is at the end of the High Street and offers the Metropolitan and Piccadilly lines. Other nearby stations include West Ruislip, which is serviced by the Central and British Rail Lines with access into Marylebone Station in just 25 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including BWI, Whiteheath, Sacred Heart and Bishop Ramsey. Ruislip Woods, Highgrove Swimming Pool and Gym and Ruislip Bowls club are all located nearby.



### Schools:

Bishop Winnington-Ingram CofE Primary School 0.6 miles  
 Whiteheath Nursery, Infant and Junior 0.8 miles  
 Bishop Ramsey Church of England Secondary 0.6 miles



### Train:

Ruislip 0.2 miles  
 Ruislip Manor 0.4 miles  
 West Ruislip 0.8 miles



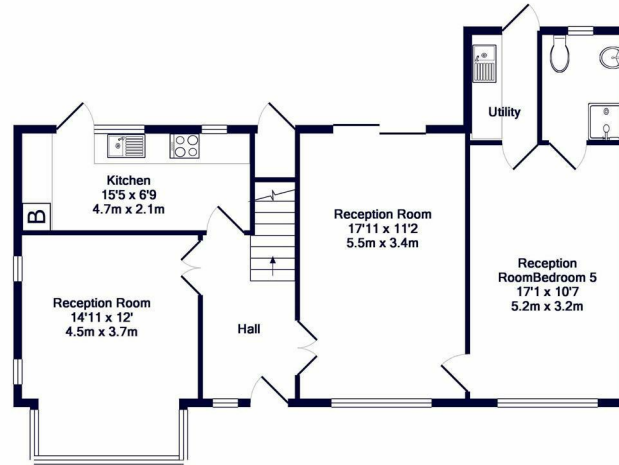
### Car:

M4, A40, M25, M40

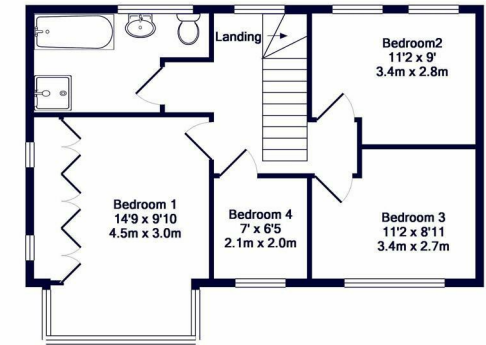


### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
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.