

Keswick Gardens

Ruislip • Middlesex • HA4 7XN
Guide Price: £980,000



coopers
est 1986

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This attractive generously proportioned five bedroom detached bungalow is set in an ultra convenient location with nothing more to do but move in and enjoy. Comprising of a large reception hall, living room, separate dining room, open plan kitchen diner, five bedrooms and two bathrooms. This property will impress with its unique architecture and generous spacing.

Detached Chalet style house

Five well proportioned bedrooms

Immaculately presented throughout

High specification kitchen/ breakfast room

Formal front aspect dining room

Impressive lounge with doors to conservatory

Guest cloakroom on the ground floor

Ensuite to bedroom one

Luxury family bathroom

Conveniently located close to Ruislip High street

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.





Directions

From our office in Ruislip High Street turn left and continue to the end of the High Street. At the mini roundabout take the first exit onto Bury Street. Take the third right into Park Avenue and then the first left and to the right is St Edmunds Avenue which continues into Keswick Gardens.

Situation

Keswick Gardens is a sought after road located just off Park Avenue and is known for being one of the most prestigious roads in Ruislip. Boasting an enviable and quiet location the road is within walking distance of Ruislip High Street and its local shops, restaurants and coffee bars. There are a number of highly regarded local schools nearby to include BWI and Whiteheath Primary and Bishops Ramsey Church of England Secondary school. Ruislip and West Ruislip tube stations are nearby offering access to the City and West End on the Central/Metropolitan and Piccadilly lines. Ruislip Woods which lead to Ruislip Lido and King's College Playing fields both offer great outdoor spaces to enjoy and are all a short walk away.

Description

Presenting a sophisticated fusion of contemporary style and enhanced functionality, this stunning Chalet style detached residence cleverly integrates spacious living over two floors. Showcasing bespoke finishes and a superb amount of natural light the property provides a wonderful yet relaxed family lifestyle. The residence has been expertly designed and tastefully renovated in recent years to offer exceptional, luxury and unrivalled living space that blends effortlessly to tranquil outdoor entertaining spaces. On entering the property via the front entrance the home is welcomed by a larger than average hallway with wood flooring and stairs rising to the first floor. To the left and to the front aspect is one of the double bedrooms with built in wardrobes and completed with an ensuite bathroom. Opposite the hallway is another double bedroom with built in wardrobes and modern ensuite shower room. To the rear is the sleek and stylish kitchen which has been completed to a high specification and benefits from having white gloss cabinets and drawers, ample worktop space and high quality integrated appliances to include; double oven, dishwasher, fridge-freezer and induction hob with stainless steel hood. There are tiled cream splashbacks and easycare tiled flooring. There is also a breakfast bar area perfect for relaxed dining and access to the rear garden via a single door. To the right of the property and to the front of the house is a further bedroom/study room. To the rear is the lounge which offers a spacious and beautifully designed space filled with natural light and with oak wood flooring. There is a charming fireplace and patio doors leading to the conservatory which offers a further superb space with views of the rear garden and doors opening to the garden. Also on the ground floor is a guest cloakroom.

On the first floor there is a landing area with doors leading to three double bedrooms. Both bedrooms two and three boast dual aspect views and there is wood flooring in each of the rooms. There is a luxury family bathroom with tiled flooring, a free standing bath and 'his and her' hand wash basins.

With its immaculate presentation throughout and premium finishes the home showcases an elegant and versatile floorplan ideal for those seeking a modern lifestyle close to necessities.

Outside

To the front of the house is a paved pathway leading to the entrance of the property and space for off street parking. To the rear is a stunning garden with a perfectly kept lawn, a raised decking area with space for a table and chairs and a further decked space to the end of the garden ideal for outside dining/entertaining.



Schools:

Whiteheath Junior School 0.4 miles

Bishop Winnington-Ingram CofE Primary School 0.5 miles

Bishop Ramsey Church of England School 1 mile



Train:

Ruislip 1.0 miles

West Ruislip 1.0 miles

Ruislip Manor 1.1 miles



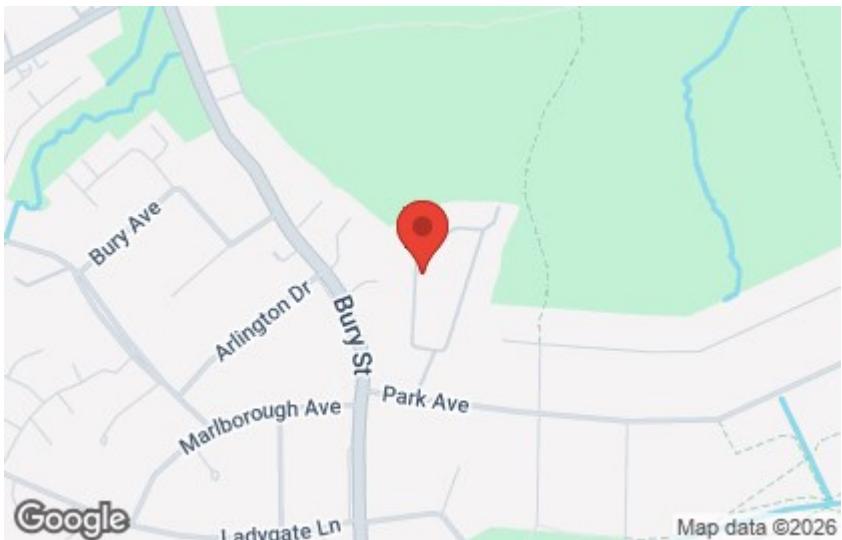
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 1891 SQ FT (175.7 SQ M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan, neither the measurements of doors, windows, stairs, etc. nor 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 present or future condition can be given.
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
99-100 A	
90-91 B	
80-81 C	
70-79 D	67
60-51 E	
50-41 F	
40-31 G	
All energy efficient - higher running costs	
EU 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.