

Mill Drive

Ruislip • • HA4 7GL
Asking Price: £725,000



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est 1986

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Peacefully positioned away from the street, this well presented, semi detached townhouse offers a lifestyle of ultra-convenience and is designed to enjoy a tranquil setting in North Ruislip. It is set in a cul-de-sac on Mill Drive, a secure complex within footsteps from buses, train stations and amenities in Ruislip. Offering modern finishing's throughout, with en-suite's two the two master bedrooms and allocated parking.

FOUR BEDROOM

SEMI DETACHED

TOWNHOUSE

SOUGHT AFTER LOCATION

ALLOCATED PARKING

TWO ENSUITE BATHROOMS

DOWNSTAIRS WC

MODERN KITCHEN

PRIVATE REAR GARDEN

1136 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

Mill drive is located within a new development in the heart of Ruislip and is in a highly convenient location in close proximity to the High Street with its array of restaurants, shops and transport links. Ruislip tube station (Metropolitan/Piccadilly lines) is at the end of the High Street whilst West Ruislip station (Central/BR) is also within easy walking distance. For the motorist the A40/M40 and M25 road links offering easy access to London and the Home Counties. For families, it is well located for some highly regarded schools including BWI, Whiteheath and Sacred Heart, along with a number of leisure facilities including Highgrove, Ruislip bowls club and David Lloyd which has a modern gym, tennis and squash courts and swimming pool.

DESCRIPTION

Retreat to Mill Drive, a tranquil cul de sac within a desired pocket of North Ruislip. Impeccably appointed with the finest of finishes throughout, the home offers spacious and versatile living spaces that has been cleverly arranged over three floors. Filled with natural light and generously proportioned rooms the property creates a low maintenance lifestyle of undeniable refinement and quality. To the ground floor is the entrance hallway which leads to the fully fitted kitchen, living/dining room and downstairs WC with access to the landscaped private garden. The fitted kitchen benefits from having integrated appliances and a good selection of units, with the added benefit of a water softener and a boiling water tap. The living room at the rear of the property is perfect for all of the family to relax. On the first floor you have two double bedrooms and two bathrooms. On the second floor, there are a further two bedrooms.

OUTSIDE

The front of the property offers two allocated parking spaces, with an electrical charging point. The rear garden is south facing with patio leading around the property with a second raised patio and shed with a new fence.



Schools:

Bishop Winnington-Ingram CofE Primary School (0.34 miles)
 Whiteheath Infant, Junior & Secondary School (0.35 miles)
 Warrender Primary School (0.83 miles)



Train:

West Ruislip Station (0.62 miles)
 Ruislip Station (0.64 miles)
 Ruislip Manor Station (0.90 miles)



Car:

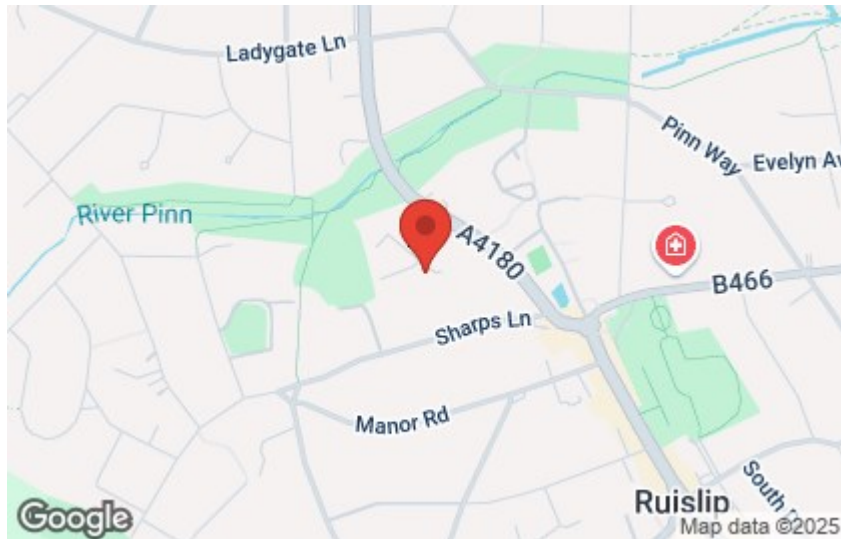
M4, A40, M25, M40



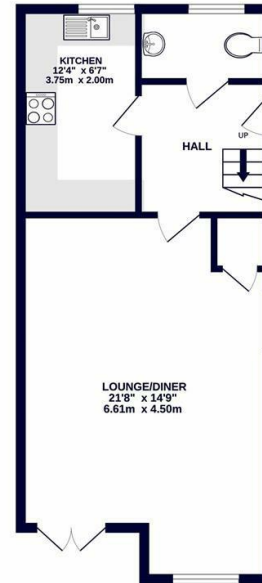
Council Tax Band:

F

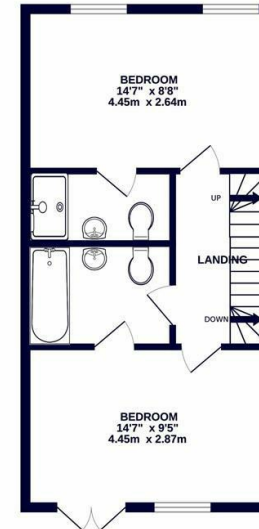
(Distances are straight line measurements from centre of postcode)



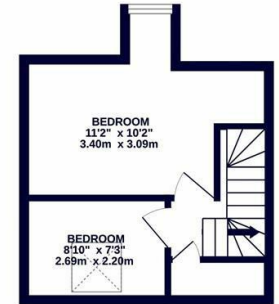
GROUND FLOOR
 480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
 439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR
 217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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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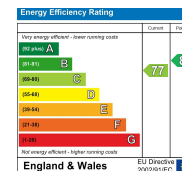
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