

Morford Close

Ruislip • Middlesex • HA4 8SW

Guide Price: £850,000



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Nestled in the heart of Eastcote, this charming and spacious two-bedroom detached bungalow offers a serene retreat just moments away from the vibrant high street. Boasting approved planning permission for an extension to nearly double its square footage, the property presents a unique opportunity for future enhancement for the growing family or visitors. With its inviting interior, ample off-street parking, and detached double garage, this hidden gem promises a perfect blend of comfort, convenience, and potential for the discerning homeowner.

Detached bungalow

Two bedrooms

Living room and dining room

Kitchen

Conservatory

Family bathroom

Ensuite to bedroom one

Garden and garage

Off street parking

Planning permission granted

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.





Property

Welcome to a charming oasis of tranquillity with this delightful two-bedroom detached bungalow. Step inside to discover a thoughtfully laid out interior, featuring a spacious kitchen, inviting living room and conservatory as well as a cosy dining area perfect for hosting gatherings. The addition of a utility room adds practicality to daily living, while the family bathroom ensures comfort for all occupants. The epitome of luxury awaits in the serene ensuite bathroom of bedroom one, providing a private retreat for relaxation. With approved planning permission and ready structural drawings in place for an extension to nearly double the square footage to c.2000 sq ft, this bungalow presents a rare opportunity for future immediate expansion in a conservation area, allowing you to create a five or six bedroom bungalow home of your dreams in this idyllic setting, as well as further scope to extend upstairs STPP.

Outside

The property boasts ample off-street parking to the front, alongside a detached double garage to the left, and a lean-to on the right, both offering convenient storage or workspace. Meanwhile, the expansive rear garden, with a shed and a garden room, beckons with the promise of outdoor enjoyment and endless possibilities.

Location

Morford Close is a quiet tree-lined residential road which is a highly sought-after location in the Eastcote area. It is a very short stroll to Eastcote shops, trendy eateries and transport options. Commuters are well provided for, with an underground station just around the corner in Eastcote (Metropolitan and Piccadilly lines), while South Ruislip Station, just a mile away, is serviced by both Central Line tubes and regular mainline trains into Marylebone Station in just 20 minutes. Additionally the area is well served by buses. For families, there are a number of highly regarded schools nearby, including Newnham Infant and Juniors, Haydon and Bishop Ramsey.





Schools:

Newnham Junior School (0.4 miles)
Warrender School (0.8 miles)
Haydon School (1.5 miles)



Train:

Eastcote Station (0.2 miles)
Ruislip Manor Station (0.8 miles)
South Ruislip station (1.9 miles)



Car:

M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 1049 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 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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CoopersResidential.co.uk

Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	45-54
F	35-44
G	2-34

Not energy efficient - Higher energy costs

England & Wales

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.