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 bunglow

Two bedrooms

Living room and dining room

Kitchen

Conservatory

Family bathroom

Ensuite to bedroom one

Garden and garage

Off street parking
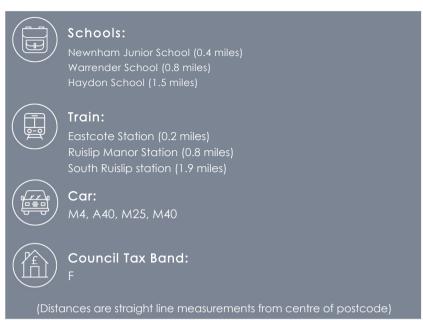
Planning permission granted

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.

CONSERVATORY
13'9" x 8'11"
4.20m x 2.71m

PLOT TO SIDE 6.1 M WIDE APPROX

LIVING ROOM
17'4" x 13'0"
5.28m x 3.96m

KITCHEN
11'9" x 7'9"
3.58m x 2.36m

UTILITY

DINING AREA
16'9" x 11'9"
5.11m x 3.58m

GARAGE
19'10" x 15'2"
6.05m x 4.62m

BEDROOM 1
13'9" x 13'0"
4.18m x 3.95m

BEDROOM 2
13'0" x 11'10"
3.96m x 3.61m

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.
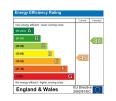Made with Metropix ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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