

Roundwood Close

Ruislip • Middlesex • HA4 7PD
Offers In Excess Of: £725,000



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A beautifully presented three bedroom semi detached house perfect for family living. Located on a sought after cul de sac in North Ruislip close to Whiteheath School, also close to Kings College Playing Fields and Ruislip Woods. Ruislip High Street is a short walk away with its array of shops and restaurants. Ruislip train station with its Metropolitan/Piccadilly Line can be found at the end of the High Street. This house is perfect for modern family living.

THREE BEDROOMS

SEMI DETACHED

KITCHEN

LIVING ROOM

FAMILY BATHROOM

GARAGE

OFF STREET PARKING

PRIVATE GARDEN LAID TO LAWN

CUL DE SAC

1067 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.





SITUATION

Roundwood Close is a quiet cul de sac in North Ruislip a 10 minute walk away from the bustling High Street where a vast number of shops, restaurants and transports links can be found to include Waitrose, Tesco, Anabellas and Pizza Express. For the motorist, there are excellent connections to central London and the Home Counties via the M25 and the M40. Commuters are well suited with five London underground stations in the area. Ruislip Station approximately half a mile away, travelling into the city via the Metropolitan or Piccadilly lines couldn't be easier. Other nearby stations include West Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Whiteheath, Sacred Heart and Bishop Ramsey. Ruislip Woods, Ruislip Bowls Club, the Duck Pond and Library are all 5 minutes walk away.

DESCRIPTION

Featuring well-proportioned rooms and preserving numerous original details, this three-bedroom semi-detached house seamlessly blends traditional elements with contemporary upgrades, making it perfect for family living. On the ground floor, the property includes an entrance hallway that opens into the through lounge, highlighted by a lovely original fireplace and a large bay window that adds to its charm. The dining area of the through lounge extends into the garden. The fully fitted kitchen offers convenience and ample worktop space. Upstairs, there are three bedrooms along with a bright, modern family bathroom.

OUTSIDE

To the front there is a drive way creating off street parking for several cars. There is also a garage providing secure off street parking. There is a side gate which leads through to the well maintained garden which is laid to lawn with flower and shrub borders.





Schools:

Whiteheath Infant and Junior School (0.1 miles)
Bishop Winnington-Ingram CofE Primary School (0.3 miles)
Bishop Ramsey Church of England School (1.3 miles)



Train:

West Ruislip Station (0.9 miles)
Ruislip Station (1.0 miles)
Ickenham Station (1.4 miles)



Car:

M4, A40, M25, M40



Council Tax Band:

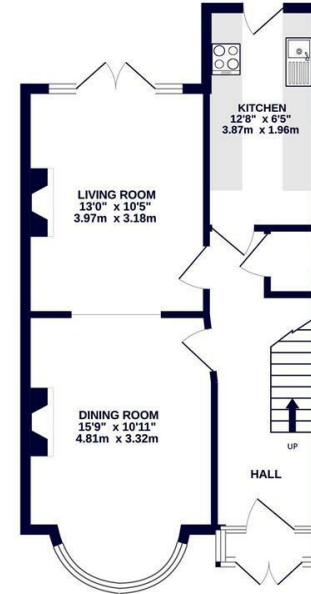
(Distances are straight line measurements from centre of postcode)



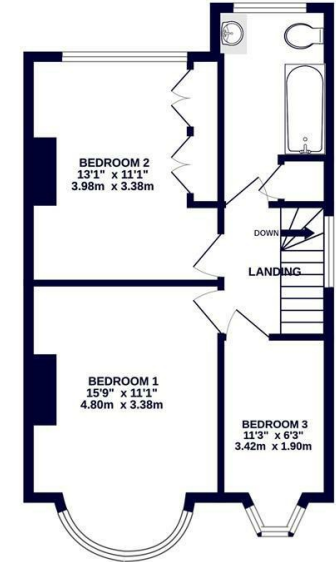
OUTBUILDING
115 sq.ft. (10.7 sq.m.) approx.



GROUND FLOOR
478 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1067 sq.ft. (99.1 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

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.