

Coombe Drive

Ruislip • Middlesex • HA4 9TW
Offers In Excess Of: £600,000



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est 1986

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Offered to the market with no onward chain, this three bedroom semi detached home offers an abundance of space and scope to create the ideal family home. The property, situated in the heart of Eastcote, is located within walking distance of handy shops, highly rated schools and convenient tube links into London. A viewing of this charming abode is recommended as soon as possible.

Chain free

Semi detached

Three bedrooms

Two reception rooms

Kitchen

Downstairs WC

Family bathroom

Garden

Off street parking

Viewing recommended

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

This charming and spacious family home offers buyers the chance to create their dream home, with the potential to extend to the rear and into the loft, subject to the necessary planning permissions. As you enter the property via the porch, the welcoming hallway allows access to all of the ground floor accommodation and stairs that rise to the first floor. The living room and dining room have been opened up to create a grand reception room. Perfect for those that love to entertain. An opening leads through to the reception at the back of the house that overlooks the private garden. The kitchen offers a range of base and wall units, worktops and space for integrated appliances. A door to the side leads out to the rear garden. The downstairs is complete with a WC. To the first floor are three double bedrooms, with two of the rooms benefiting from built-in wardrobes, and the third boasting enough space for free-standing wardrobes. The family bathroom offers a white bathroom suite and is tiled throughout.

Outside

To the front of the property is a neatly presented block paved driveway, providing off-street parking for multiple vehicles, surrounded by a low brick wall. The rear garden is largely laid to lawn with two concrete patio areas, ideal for alfresco dining. The garden, which is flanked by fence panels, also benefits from a brick-built storage shed.

Location

Located on a quiet residential road, Coombe Drive is conveniently located for both Ruislip Manor and Eastcote High Streets offering trendy eateries, shops and transport links. Eastcote or Ruislip Manor tube stations offer the Metropolitan and Piccadilly lines, whilst South Ruislip station, which offers the Central line, is a 5-minute drive away. For the motorist the A40/M40 and M25 road links offering easy access to London and the Home Counties, and for families, it is in the catchment area for some highly regarded local schools including Newnham, Ladybankes, Haydon and Bishop Ramsey. Bessingby, Cavendish and Shenley Parks are all within walking distance.



Schools:

Lady Bankes Junior School 0.6 miles
Newnham Infant & Nursery School 0.6 miles
Bishop Ramsey High School 1 mile



Train:

Eastcote Station 0.6 miles
Ruislip Manor Station 0.8 miles
Ruislip Station 1.3 miles



Car:

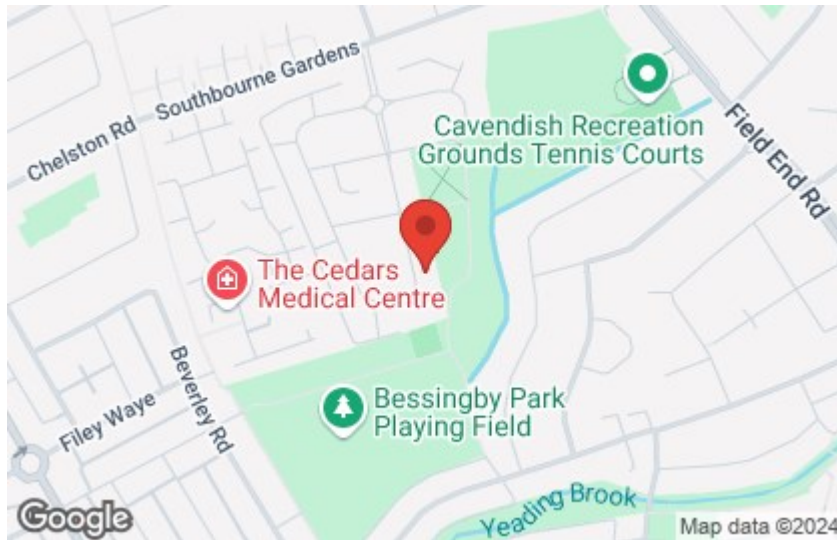
M4, A40, M25, M40



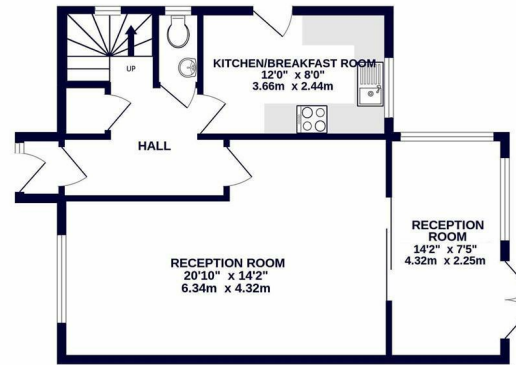
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 sq.m.) approx.

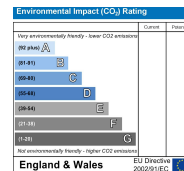
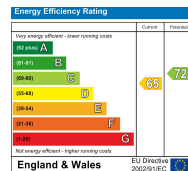
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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