

Torcross Road

Ruislip • Middlesex • HA4 0TD

Guide Price: £550,000



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est 1986

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Situated within Eastcote and South Ruislip High Streets, this three bedroom mid terrace home is flush with space and stylish features. The family home, which sits within the catchment area for several highly rated local schools, is bright, modern and ready for a family to move straight into.

CHAIN FREE

Three Bedroom

Family Bathroom

Living room with bay window

Dining room

Kitchen

Conservatory

Mid terrace

Scope to extend (STPP)

Ideal for First-time-buyers

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.





Description

When entering the property you are greeted with the hallway which leads directly into the living room which has a large bay window which floods the room with light. The dining room can be found in the centre of the property as well as the kitchen which boasts base and wall units, ample cupboard storage and space for integrated appliances. To the back of the house, the conservatory is used as a garden room. The perfect room to relax in of an evening. The first floor comprises of three bedrooms, two doubles and a further single bedroom, completing this floor is the family bathroom. The property offers excellent scope to enhance with the right planning permissions.

Outside

To the front of the house is a combination of block paved and lawn with surrounding hedges that lead up to the front door. The rear garden is a secluded oasis, which is mainly laid to lawn with a pathway through the middle of the garden.

Location

Torcross Road is ideally located between Ruislip Manor, Eastcote and South Ruislip's shopping facilities and transport links. Ruislip Manor Station is a short drive away (1.1 miles) and Ruislip Gardens and South Ruislip are both under 1 mile away. The Metropolitan and Piccadilly can be accessed at Ruislip Manor Station and the Central line at South Ruislip and Ruislip Gardens. There are many highly regarded schools in the area such as Ruislip High Secondary School and the property is within walking distance to several convenience stores on Whitby Road such as a newsagents and pharmacy. Alternatively for the motorist, the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. For families the property is just a short stroll to the local parks.





Schools:

St Swithun Wells Catholic Primary School 0.4 miles
 Lady Bankes Infant School 0.5 miles
 Ruislip High School 0.5 miles



Train:

Ruislip Gardens 0.5 miles
 South Ruislip 0.5 miles
 Ruislip Manor 0.8 miles



Car:

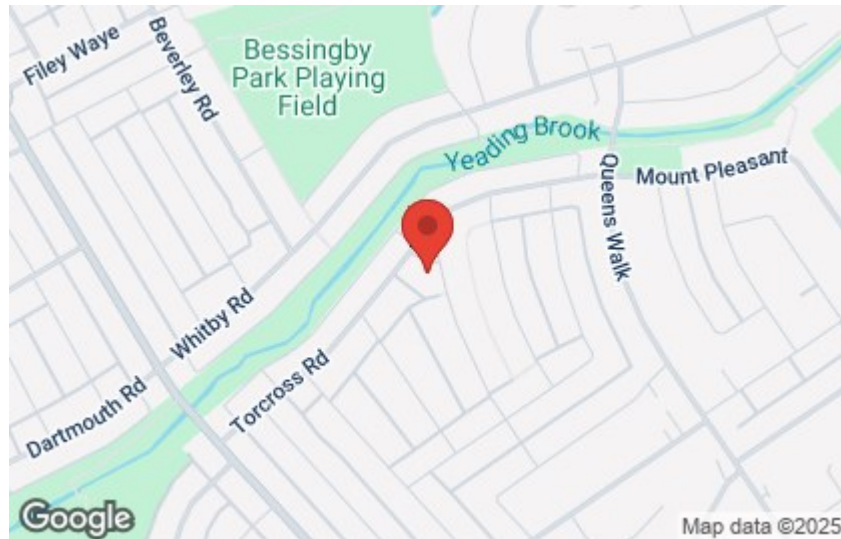
M4, A40, M25, M40



Council Tax Band:

E

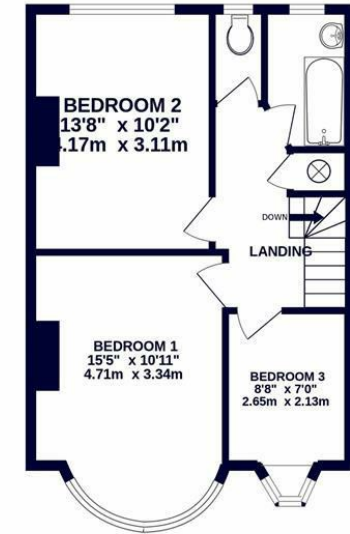
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
 478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.4 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		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU 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.