

# Hatherleigh Road

Ruislip • Middlesex • HA4 6AZ

Guide Price: £525,000



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est 1986



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Set on Hatherleigh Road, this three bedroom mid terrace house presents an ideal opportunity for the first time buyer or investor. Conveniently situated, it's a short walk to Ruislip Manor shops, schools, transport and parks.

Briefly, the property consists of a lounge, fitted kitchen, family bathroom, three bedrooms, rear garden and off street parking. This is a great home, in a great location and offers an ideal opportunity for those seeking, convenient, low maintenance living.

Mid Terrace

Three Bedrooms

Family bathroom

Living room

Kitchen

Dining room

Scope to extend (STPP)

Off street parking

Ideal for first time buyers

Close to tube station

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

As you enter this charming three bedroom terraced property you are greeted with a hallway giving access to the all the ground floor rooms. At the front of this open plan ground floor there is the living room with a large bay window allowing light to flood the room. Then towards the back of the property there is the dining area ideal for those that like to entertain with ample space for the most generously sized dining tables. There is also a door which provides access to the garden via the dining room. The downstairs is complete with the kitchen which boasts base and wall units, ample cupboard storage and space for integrated appliances. To the first floor are three bedrooms. Two doubles, one of which has built in wardrobes and then one single bedroom. Then finishing of this property with the family bathroom which boasts a white bathroom suite.

### Outside

To the front of the property, there is a paved driveway that provides space for off street parking. The road also offers plenty of parking for residents. The rear garden is landscaped with a patio area to the front which offers a peaceful secluded oasis, perfect for those long summer days and then lawn laid towards the back of the garden.

### Location

Hatherleigh Road is a very popular residential road, conveniently located close to parks, transport and amenities at Ruislip Manor. For the motorist, there are excellent connections to Central London via the M25 and the M40. Commuters are well suited with a number of London underground stations in the area. Ruislip Manor is a short walk away so travelling into the City via the Metropolitan or Piccadilly lines could not be easier. Other nearby stations include Ruislip Gardens (Central line) or South 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 Lady Bankes, Ruislip High and Sacred Heart Primary School. Shenley Park and Ruislip Rugby Fields are all a short walk away.



### Schools:

Lady Banks Infant and Juniors School 0.2 miles  
Warrender Primary School 0.6 miles  
Ruislip High School 0.4 miles



### Train:

Ruislip Manor 0.4 miles  
Ruislip Gardens 0.8 miles  
Ruislip 0.9 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

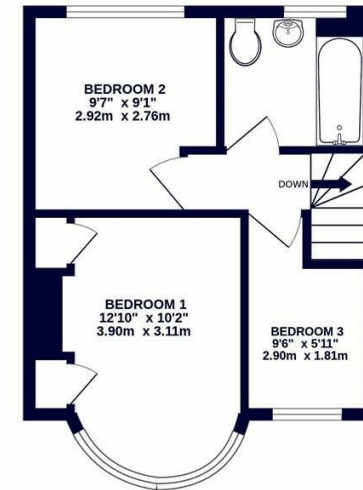
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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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01895 677 400

71 Victoria Road, Ruislip Manor,  
Middlesex, HA4 9BH  
ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk

coopers  
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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		
		80	50
England & Wales		03 October 2022	2022/01/01

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.