

# Forbes Way

Ruislip • Middlesex • HA4 9LP  
Offers In Excess Of: £700,000



coopers  
est 1986

# Forbes Way

Ruislip • Middlesex • HA4 9LP

Nestled away on the ever popular Forbes Way, this three bedroom detached home boast style and comfort throughout, as well as the potential to extend, subject to the necessary planning permissions, to create the perfect family home. The property is situated between Eastcote and Ruislip Manor, with both offering an array of popular schools, shops and handy tube links into London. A viewing of this wonderful abode is recommended as soon as possible.

Detached property

Three bedrooms

Living room

Dining room

Kitchen

Utility & downstairs WC

Family bathroom

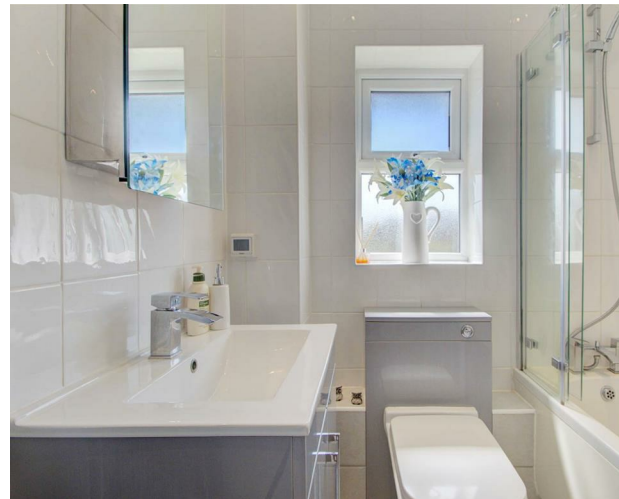
Ensuite to master

Garden

Off street parking & garage

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 stylish detached property has been modernised in recent times to offer a clean and tidy home with plenty of scope to extend (subject to planning permission) to create the perfect family home. As you enter the property, the hallway offers access to all of the downstairs accommodation and stairs that rise to the first floor. The open plan living room and dining room offers a large space to relax, dine and entertain in, featuring spot lighting and decorated in fresh neutral tones. Double doors lead out to the rear garden. The kitchen boasts a range of base and wall units, worktops and space for integrated appliances. An open leads through to the utility part of the kitchen which offers further storage and a door to the garden. The downstairs is complete with a WC. To the first floor are three bedrooms. Two doubles, with the master bedroom featuring a built in wardrobe and ensuite bathroom, and a further single bedroom which also boasts a built in wardrobe. The family bathroom offers a white suite and is tiled throughout. Further benefit to the home include underfloor heating in hallway, kitchen, bathroom, ensuite bathroom and downstairs WC.

### Outside

To the front of the property, the driveway provides off street parking and leads onto the garage for additional storage. Well maintained shrubs sit beneath the windows to the front. The rear garden is mainly laid to lawn with a patio area, ideal for alfresco dining.

### Location

Forbes Way is a residential road within walking distance of Ruislip Manor & Eastcote High Streets. Ruislip Manor and Eastcote tube stations are nearby offering access to the City and West End on the Central, Metropolitan, Piccadilly lines. Conveniently located to the A40/M25 with it's access into London and the Home Counties. For families, this property is located in close proximity to a number of local schools and nursery's including Lady Bankes, Newnham and Ruislip High. Bessingby and Shenley Parks are also a short walk away.



### Schools:

Lady Bankes Infant School 0.1 miles  
Ruislip High School 0.6 miles  
Newnham Infant and Nursery School 0.6 miles



### Train:

Ruislip Manor 0.4 miles  
Eastcote 0.5 miles  
Ruislip 0.7 miles



### Car:

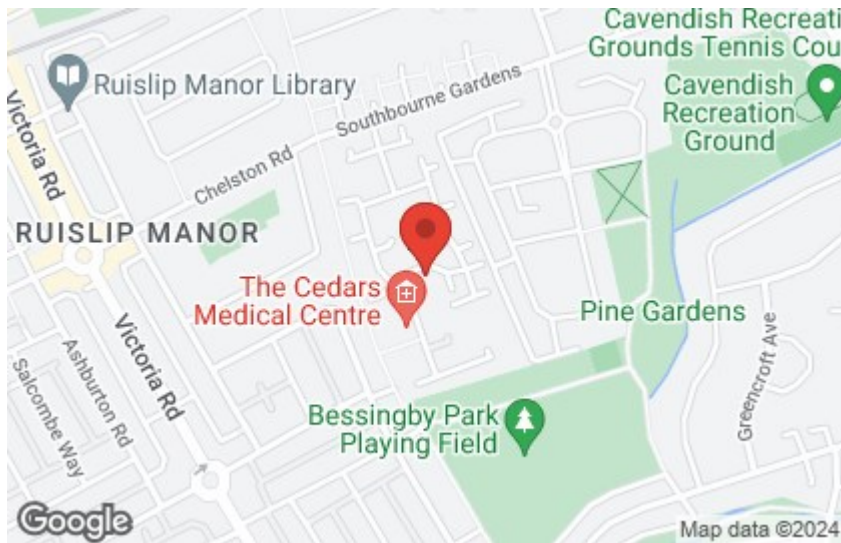
M4, A40, M25, M40



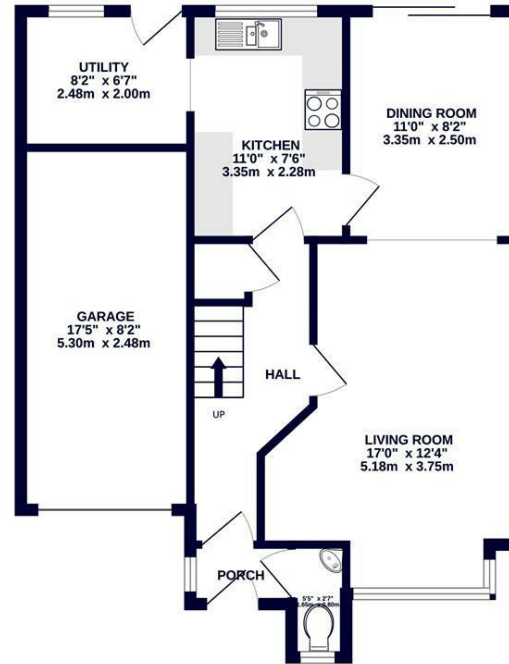
### Council Tax Band:

F

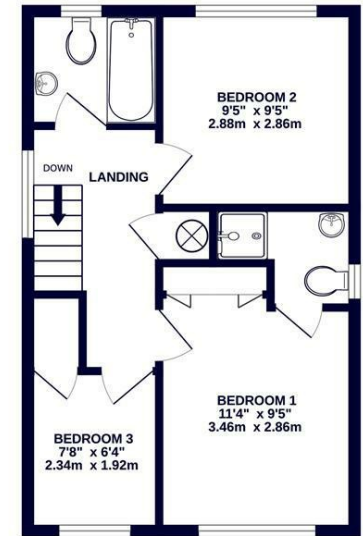
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (95.9 sq.m.) approx.

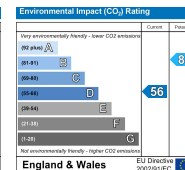
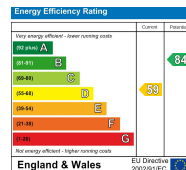
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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