

# Oxford Drive

Ruislip • Middlesex • HA4 9EZ

Asking Price: £675,000



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est 1986

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Nestled away on Oxford Drive, this beautifully presented three bedroom semi detached property offers space and comfort throughout, with scope to further extend this family home into the loft (subject to the necessary permissions). The property is just a short walk from highly rated local schools and convenient tube links into London. A viewing of this wonderful home is recommended as soon as possible.

Semi detached

Three bedroom

Living room & dining room

Study

Kitchen

Family bathroom

Downstairs WC

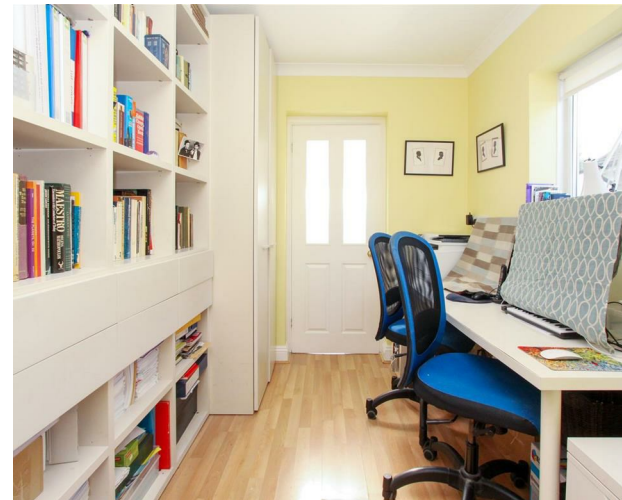
Garden

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 home has been extended to maximise the living space, while still offering further scope to extend into the loft, subject to the necessary planning permissions. The house starts with a welcoming hallway that offers access to all of the ground floor accommodation and stairs that rise to the first floor. The living room boasts a great space to relax in, with a bay window that floods the room with light and a feature fireplace. The dining room is spacious enough for the most sociable of dining tables and leads onto the kitchen. The kitchen boasts a range of base and wall units, worktops and space for integrated appliances. A door leads you out to the rear garden. The downstairs is complete with a study which is ideal for those working from home. The home also comes with the luxury of a downstairs W.C. To the first floor are three bedrooms, two doubles with built in wardrobes to the master bedroom, and a large single bedroom. The family bathroom features a white suite, with his and hers sinks, and is tiled throughout. A separate W.C is adjacent to the bathroom.

### **Outside**

To the front of the property is a block paved driveway which provides off street parking. The driveway is flanked by hedges and bedding and features a beautiful tree. The back garden offers a peaceful oasis to relax in on those sunny days. The garden is mainly laid to lawn with surrounding shrubs and trees, as well as a patio area that is ideal for alfresco dining.

### **Location**

Oxford Drive is perfectly positioned just moments from Eastcote, Ruislip Manor and South Ruislip shopping and transport facilities (Central Line / BR connection / Piccadilly/Metropolitan lines). Alternatively for the motorist the A40/M25 is just a short drive away providing easy and direct access into Central London and the Home Counties. The property is ideally located within the catchment area of some highly regarded schools and is just a short stroll to the local parks.



### Schools:

St Swithun Wells Catholic Primary School 0.1 miles  
Field End Infant School 0.1 miles  
Queensmead School 0.5 miles



### Train:

South Ruislip 0.8 miles  
Eastcote 0.8 miles  
Ruislip Gardens 1.0 miles



### Car:

M4, A40, M25, M40



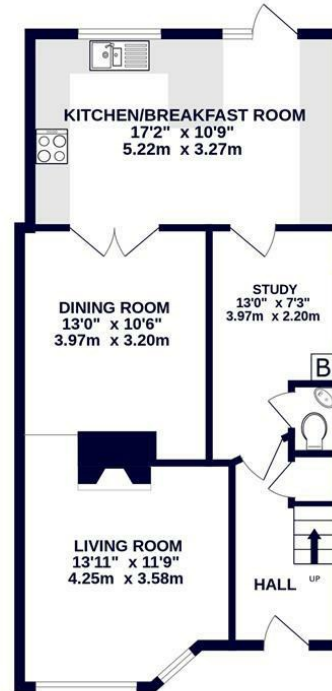
### Council Tax Band:

E

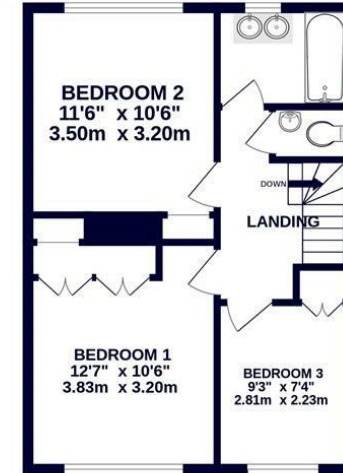
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



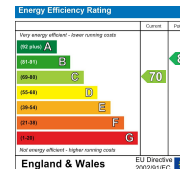
TOTAL FLOOR AREA : 1052 sq.ft. (97.7 sq.m.) approx.

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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