

# The Fairway

Ruislip • Middlesex • HA4 0SW  
Guide Price: £625,000



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est 1986

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Coopers are delighted to present this four bedroom end terrace house to the market with the opportunity of creating your dream home in a convenient location. Situated on the ever-popular road The Fairway this home offers four bedrooms, three bathrooms, two reception rooms, kitchen and annex.

END TERRACE HOUSE

FOUR BEDROOMS

THREE BATHROOMS

DINING ROOM

LIVING ROOM

CONSERVATORY

SIDE ANNEX

POTENTIAL TO ENHANCE

OFF STREET PARKING

1,588 SQ.FT.

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 through the porch you reach the hallway that allows access to all ground floor rooms. The front of the property includes the living room where the back of the home has the dining room, conservatory and kitchen. Walking through the kitchen leads you to the side annex with its living room, bedroom and shower room. Stairs rise to the first floor with its two double bedrooms, additional kitchen as well as family bathroom. Completing the home on the second and final floor is a further bedroom and private en suite.

### Outside

The front of the property has space for cars to park. The rear garden has a patio area towards the home and a large lawn leading to the back fence.

### Situation

The Fairway is perfectly positioned just moments from the areas shopping and transport facilities. South Ruislip Station is a short stroll away and has access to both the Central Line and Chiltern Railways Line. The Chiltern Railways line travels into London Marylebone in under 20 minutes and trains are roughly twice an hour. Eastcote and Ruislip Manor Station is within easy reach either by a short bus journey or drive away and is served by both the Metropolitan and Piccadilly Line with access into Central London and beyond. The property is also going to be well located to the Cross Rail connections which will offer easy access directly into the City. 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 ideally located within the catchment areas of the local highly regarded schools to include Queensmead, Deanesfield Primary School and St Swithun Wells. There are also several leisure facilities in the area to include Bessingby Park and Queensmead Sports Centre.



### Schools:

Deanesfield Primary School (0.1 mi)  
St Swithun Wells Catholic Primary School (0.2 mi)  
Queensmead School (0.3 mi)



### Train:

South Ruislip (0.3 mi)  
Ruislip Gardens (0.8 mi)  
Eastcote (1.1 mi)



### Car:

M4, A40, M25, M40



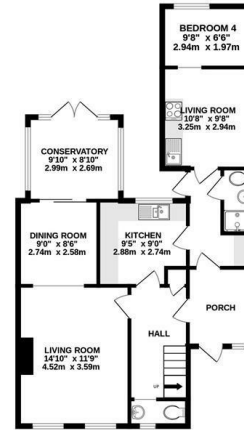
### Council Tax Band:

D

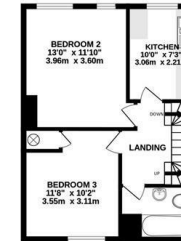
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
804 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1588 sq.ft. (147.5 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		Current	Target
Very energy efficient - lower running costs			
A	A		
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		
Not energy efficient - higher running costs			
England & Wales			
EPC 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.