

# Victoria Road

Ruislip • Middlesex • HA4 0JJ  
Offers In Excess Of: £725,000



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# Victoria Road

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Discover the epitome of spacious and stylish family living in this remarkable extended semi detached home located on the sought-after Victoria Road in South Ruislip. Boasting five generously proportioned bedrooms, three well-appointed bathrooms, a welcoming living room, and a contemporary open plan kitchen and dining room, this property offers an ideal blend of modern design and comfort. With its prime location and ample living space, this residence is the perfect place to call home for a growing family seeking the ultimate in convenience and contemporary living.

Semi detached

Extended to side and into the loft

Five bedrooms

Living room

Open plan kitchen & dining room

Three bathrooms

Garden

Off street parking

Garage and storage shed

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.





### Property

Introducing a spacious and elegantly extended five bedroom semi detached home that redefines modern family living. This exceptional property seamlessly combines contemporary design with the comforts of home. As you step into the house, you are greeted by a welcoming living room to the front, a perfect space for relaxation and social gatherings. Moving further, you'll discover an open-plan kitchen and dining room that is the heart of the home, offering a spacious and well-appointed area for culinary delights and entertaining. The ground floor also boasts a guest bedroom with an ensuite bathroom, providing convenience and privacy for visiting friends or family. Ascending to the first floor, you will find two generously sized double bedrooms, a comfortable single bedroom, and a stylish family bathroom with a separate toilet. On the second floor, the master bedroom awaits, complete with built-in wardrobes and an ensuite shower room, providing an oasis of tranquility. The clever loft extension maximizes the living space, ensuring that this home suits the needs of a growing family.

### Outside

The charming front garden is beautifully framed by a little brick wall and gate, with the added convenience of artificial grass for easy maintenance. At the rear, the garden is a harmonious blend of a spacious patio area and lush green grass, creating a versatile outdoor haven. Additionally, you will find secure parking for multiple cars with electronic opening gates, a garage, and a storage shed, making this property a complete package for the modern family's needs.

### Location

Victoria Road is a residential road, in South Ruislip. For the motorist, there are excellent connections to central London via the M25 and M40, taking you in to town in just 25 minutes. Commuters are well suited with five London Underground stations in the area. The closest station is South Ruislip, which is only 0.8 miles away, South Ruislip is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. Ruislip Manor and Eastcote Station are also only a short distance, and offer the Metropolitan and Piccadilly Line. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Ruislip High, Deanesfield Primary School and Queensmead. There are a number of shopping and leisure facilities nearby, with 5 major supermarkets, The Old Dairy complex with shopping and Cinema facilities, Queensmead leisure centre and Goals Soccer Centre all within walking distance.



### Schools:

Deanesfield Primary School 0.1 miles  
St Swithun Wells Catholic Primary School 0.4 miles  
Queensmead School 0.1 miles



### Train:

South Ruislip 0.5 miles  
Ruislip Gardens 1.0 miles  
Northolt 1.1 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

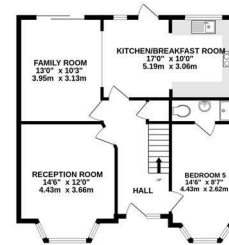
(Distances are straight line measurements from centre of postcode)



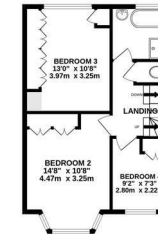
OUTBUILDING  
300 sq.ft. (277 sq.m.) approx.



GROUND FLOOR  
709 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1849 sq.ft. (171.8 sq.m.) approx.

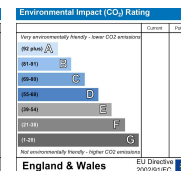
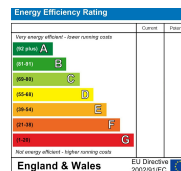
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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