

Woodlands Avenue

Ruislip • Middlesex • HA4 9RH

Asking Price: £450,000



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This two bedroom property would make an ideal starter family home, investment opportunity or a perfect choice for anybody seeking an unbeatable and convenient lifestyle. Woodlands Avenue is located superbly with shops, cafés and transport at the doorstep and walking distance to Eastcote Station. Modern and well presented throughout the property offers a relaxed, effortless lifestyle.

Cluster House

Two bedrooms

Open plan living room

Modern fitted kitchen

Family bathroom

Private parking space

Private garden

Downstairs w.c.

Quiet cul-de-sac

600 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

A charming two bedroom house that will impress those seeking space, luxury and a convenient address. To the ground floor is a small entrance hallway that leads to a spacious living room, dining room and kitchen. There is a large window to the rear allowing natural light to flow through the ground floor and french doors giving direct access to the rear garden. There is a modern kitchen with appliances and there is also a downstairs W.C. To the first floor there is the large master bedroom, a second bedroom and a family bathroom.

Outside

There is a private off street parking space behind the garden with easy access to the front door. To the rear of the house is a private garden which is mainly laid to lawn as well as patio area leading to the end of the garden.

Location

Woodlands Avenue is a quiet residential road, ideally located between Old Eastcote, Eastcote and Ruislip High Streets and their variety of shops, restaurants, schools, parks and amenities. For commuters there are a number of stations within the area, the Metropolitan/Piccadilly line station based at Eastcote is a short walk away and offers swift and regular connections into Baker Street and the City. Alternatively South Ruislip station is serviced by both tube (Central line) and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40 is a short drive away providing access to Central London and the Home Counties. There are a number of highly regarded schools in the area including Newnham Primary, Field End Lane, Bishop Ramsey and Haydon Secondary schools. For the motorist the A40/M25 is a short drive away providing access to London and the Home Counties.



Schools:

Newnham Infant and Nursery School 0.2 miles
Pinner High School 0.2 miles
Field End Junior School 0.7 miles



Train:

Eastcote 0.5 miles
Rayners Lane 2.0 miles
Ruislip Manor 1.5 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 600sq.ft. (55.7 sq.m.) approx.

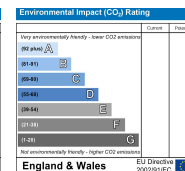
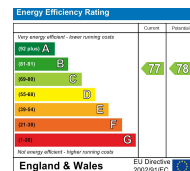
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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