

Dudley Drive

Ruislip • Middlesex • HA4 6QN

Guide Price: £499,000



coopers
est 1986

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Coopers are delighted to present this three bedroom end of terraced family home set on this quiet road offering easy access to South Ruislip High Street and Station. The property comprises no upper chain, potential to extend stpp, three bedrooms, living room, family bathroom, kitchen, private rear garden and off street parking.

NO CHAIN

THREE BEDROOM

END OF TERRACE

LIVING ROOM

KITCHEN

FAMILY BATHROOM

OFF STREET PARKING

LARGE REAR GARDEN

WALKING DISTANCE TO SOUTH RUISLIP STATION

747 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 home you are greeted with the hallway allowing access to all ground floor rooms, on the left is the living room with large bay window as well as feature fireplace. Further down the hall is the family bathroom. The kitchen is at the rear of the home with plenty of worktop and storage space as well as access to the rear garden. Stairs rise in the hallway to the first floor that boasts two good sized bedrooms and a rather large master bedroom.

Outside

The front of the driveway offers off street parking with a pebble stone driveway. The rear garden has a large lawn as well as a patio area towards the home.

Situation

Dudley Drive is set close to parks and amenities within South Ruislip, Ruislip Manor and Eastcote. Local transport links include South Ruislip Train Station offering access to the Central Line into London and the Chiltern Railway service into London Marylebone. Ruislip Manor Station is a short bus ride away and is useful for the Metropolitan/Piccadilly line, Both providing reliable links into the City and West End. For the motorist the A40/M25 is nearby whilst for families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Bourne Primary School, St Swithun Wells Catholic Primary School, Ruislip High Comprehensive School, Deanesfield Primary School and Queensmead Secondary school. Amenities within 10 minutes walk of the property include the recent Old Dairy Lane development including restaurants, Cineworld, Sainsburys and the Asda supermarkets.





Schools:

Queensmead School (0.5 miles)
Bourne Primary School (0.1 miles)
Deanesfield Primary School (0.5 miles)



Train:

South Ruislip (0.1 miles)
Ruislip Gardens (0.6 miles)
Ruislip Manor (1.3 miles)



Car:

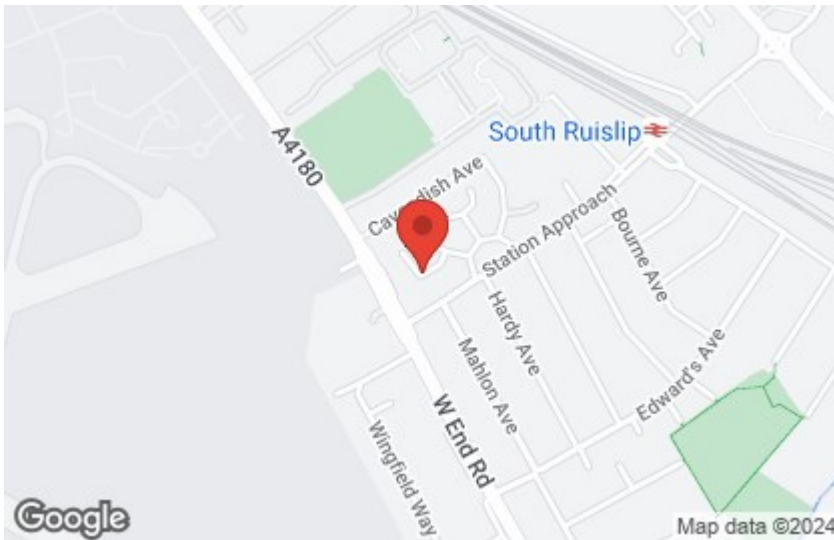
M4, A40, M25, M40



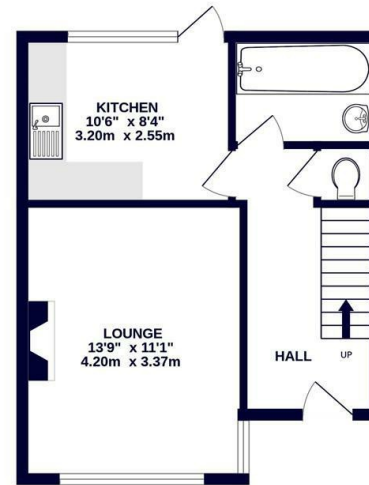
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poorly energy efficient - higher running costs	F		
Least energy efficient - higher running costs	G		

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.