

# Cambridge Drive

Ruislip • Middlesex • HA4 9JS  
Guide Price: £850,000



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Coopers are delighted to present this six-bedroom semi-detached house that offers a spacious and versatile living arrangement. With two bathrooms and an additional downstairs toilet, it provides convenience for a larger household. The property features a comfortable living room, perfect for relaxation, as well as an open plan kitchen/diner, creating a modern and sociable space for cooking and dining. With its ample bedrooms, this house offers flexibility for various living arrangements and provides a comfortable and functional home for a growing family or those in need of extra space.

SIX BEDROOM HOUSE

SEMI DETACHED

OPEN PLAN DINING AREA

COSY FAMILY LIVING ROOM

MODERN KITCHEN

UTILITY ROOM

SOUGHT AFTER LOCATION

LARGE DRIVEWAY

SECLUDED PRIVATE GARDEN

1,758 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

This spacious and well-designed semi-detached house offers ample living space and modern features throughout. The ground floor boasts a comfortable living room, perfect for relaxation, along with a large open plan dining area that seamlessly connects to a modern kitchen. This luxurious kitchen includes Leicht kitchen units, Silestone Quartz worktops, Neff integrated appliances and engineered wood flooring. Further benefits include a Quooker tap and waste disposal in the sink as well as a wine cooler. Additionally, there is a convenient utility room for added functionality. Completing the ground floor is the very useful W.C located towards the front door. Moving to the first floor, you will find three generously sized double bedrooms, two of which include built in storage that provides plenty of room for personalization and comfort. The master bedroom boasts a private en-suite with a large shower, basin and W.C. Furthermore, there is an additional single bedroom with its own large built in wardrobe, ideal for guests or as a home office. Accompanying these bedrooms is a well-appointed family bathroom, ensuring convenience for the entire household. The property's loft has been thoughtfully converted, creating two additional bedrooms that can serve various purposes based on your needs. This versatile space offers flexibility and potential for customization. Overall, this extended semi-detached house presents a fantastic opportunity for those seeking a spacious and contemporary home. With its multiple bedrooms, well-designed living areas, and convenient features, it provides a comfortable and adaptable living environment and everything you could want for a forever home.

### Outside

The exterior of this property showcases several desirable features. As you approach the home, you'll notice a brick paved driveway, providing convenient off-street parking which adds a further touch of elegance and practicality to the property. Moving towards the rear, you'll be greeted by a large garden that offers a tranquil and inviting outdoor space. The centerpiece of the garden is an artificial lawn, providing a low-maintenance and visually appealing area for relaxation and recreation. Surrounding the lawn, you'll find soil borders that house mature trees and shrubbery, adding natural beauty and privacy to the surroundings. Towards the rear of the garden, there is a patio area, perfect for outdoor dining, entertaining, or simply enjoying the fresh air. This space is complemented by a greenhouse, allowing for the cultivation of plants and flowers, as well as a storage shed, providing convenient storage for gardening tools and equipment.

### Situation

Cambridge Drive is conveniently situated close to Eastcote High Street, with their selection of shops, cafes and restaurants such as Costa Coffee, Tesco Express and Sainsbury's. The Metropolitan and Piccadilly Line is available at Eastcote Station which is only 0.5 miles away. The A40 is also only a short drive away which is ideal for commuters seeking connections to London or the Home Counties. There are also several green spaces in the local area to include Cavendish Recreational ground which is a 2 minute walk away. Victoria Road retail park is also close by and offers shops such as Sainsbury's, Homebase, Halfords, Asda, Cineworld and many more. Both Newnham and Field End Road Infant and Junior schools are within half a mile of the property bringing it within the catchment area for these schools as well as various others locally.



### Schools:

Field End Junior School 0.3 miles  
Newnham Primary School 0.5 miles  
St Swithun Wells Catholic Primary School 0.7 miles



### Train:

Eastcote 0.5 miles  
South Ruislip 1.3 miles  
Ruislip Manor 1.3 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

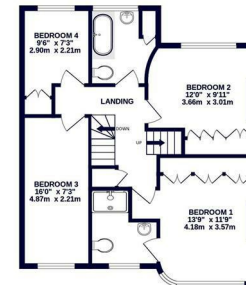
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



2ND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



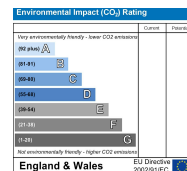
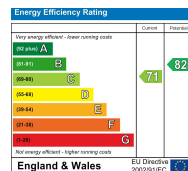
TOTAL FLOOR AREA : 1758 sq.ft. (163.3 sq.m.) approx.

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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