

West End Road

Ruislip • Middlesex • HA4 6DX

Asking Price: £625,000



coopers
est 1986

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Coopers presents this stylish, extended, three bedroom semi detached property offering buyers a spacious and chic abode, finished to a high standard throughout. Situated on West End Road, the property is located just a short walk from handy shops, highly rated local schools and convenient tube links into London via Ruislip Gardens & Ruislip Underground stations.

SEMI DETACHED HOUSE

THREE BEDROOMS

LARGE FAMILY BATHROOM

SPACIOUS LIVING ROOM

MODERN KITCHEN/DINER

UTILITY ROOM

CLOSE TO STATION AND SCHOOLS

OFF STREET PARKING

SOUTH-WEST FACING GARDEN

1181 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 charming home offers buyers both a spacious and cozy property with an abundance of living space for families. As you enter the property you're greeted with the hallway which allows access to all of the ground-floor accommodation and stairs leading the first floor. The hallway radiates light and is coupled with wooden parquet flooring that flows seamlessly into the living room. The living room to the front of the house is spacious yet secluded which includes an impressive feature fireplace and large bay window. The modern kitchen/dining room situated to the rear of the property has a range of base and wall units, worktops and space for integrated appliances as well as a bespoke butler sink. From the kitchen, the lean-to can be accessed which can be utilized as a separate sheltered utility area or quiet zone which enjoys views into the garden. To the first floor you will find two double bedrooms and a further single bedroom, the second room benefits from built in wardrobes and a paneled feature wall. The family bathroom is complete with a sleek and stylish approach with a fresh feeling throughout.

OUTSIDE

The front of the property provides a driveway for off street parking. A gate to the side of property leads to the rear garden, which offers a grey composite decking area towards the home as well as a lawn area in the centre. Bedding and fencing flank the garden. A pebble walkway with slate stone steps lead to the rear where you find the garage for extra storage use.

SITUATION

West End Road is a popular residential road within walking distance of Ruislip High Street and Ruislip Gardens. It is located in close proximity to a number of local schools, including Sacred Heart and Ruislip High. Ruislip and Ruislip Garden tube stations are nearby, offering access to the City and West End on the Central/Metropolitan/Piccadilly lines. The house is conveniently located to the A40/M25 with it's access into London and the Home Counties. Ruislip Gardens local shops are a short walk away, offering convenience stores, a post office, café's and a number of takeaways.



Schools:

Ruislip Gardens Primary School 0.2 miles
Sacred Heart Catholic Primary School 0.4 miles
Ruislip High School 0.2 miles



Train:

Ruislip Gardens 0.4 miles
Ruislip 0.5 miles
Ruislip Manor 0.7 miles



Car:

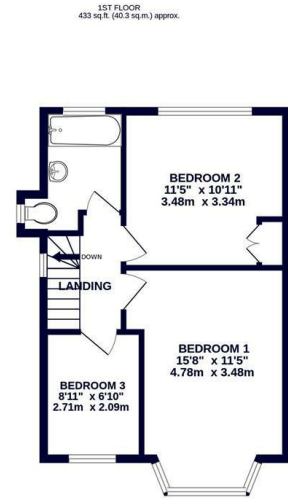
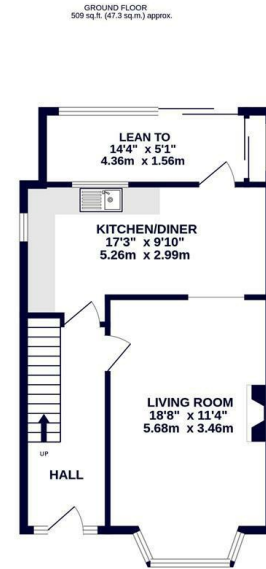
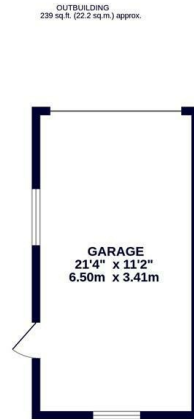
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



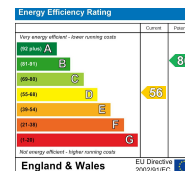
TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

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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01895 677 400
71 Victoria Road, Ruislip Manor,
Middlesex, HA4 9BH
ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk



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