

Clyfford Road

Ruislip • Middlesex • HA4 6PX

Guide Price: £500,000



coopers
est 1986

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Offered to the market this extended two bedroom end of terrace home is full of charm and character and ready for any buyer to put their stamp onto things. The property is a short walk from handy tube links into London and highly rated local schools. A viewing of this property is recommend as soon as possible.

TWO BEDROOMS

END OF TERRACED

KITCHEN

LIVING ROOM

DINING ROOM

FAMILY BATHROOM

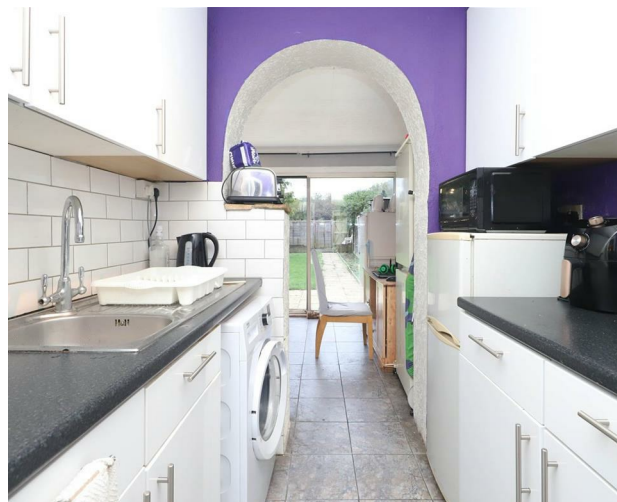
OFF STREET PARKING

GARDEN

CLOSE TO TRANSPORT LINKS

820 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

Generously proportioned throughout, this superb two bedroom terraced house will immediately impress with its spacious, open plan design and homely feel. Having been extended in past years the property presents a fantastic opportunity for young families to transform this house into a dream home. The entrance leads onto the hallway which offers access to all of the ground floor accommodation, and stairs that lead to the first floor. The living room boasts a bay window to flood the room with light. The kitchen offers a range of base and wall units, worktops and space for integrated appliances. This leads onto the dining room which overlooks view into the garden. To the first floor are two double bedrooms and a family bathroom which is tiled throughout.

OUTSIDE

The property offers off street parking via the driveway at the front, as well as residents parking on the street. The rear garden has a patio area and pathway with rest being mostly laid to lawn. Leading to the rear of the garden is access to the service road.

SITUATION

Perfectly positioned for convenience, Clyfford Road is moments from Ruislip Gardens shopping and transport facilities. For the motorist, there are excellent connections to central London via the M25 and the M40, making it a popular choice for city bankers and professionals. Commuters are well suited with five London Underground stations in the area and with tube and National Rail services from South Ruislip Station which is only half a mile away, travelling into the city couldn't be easier - Marylebone Station in just 25 minutes, with regular trains every 15 minutes. Ruislip Gardens (on the Central line) is a 5 minute walk away. Other nearby stations include Ruislip or Ruislip Manor on the Piccadilly/Metropolitan. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Ruislip Gardens Infant & Juniors and Ruislip High Secondary School; as well as leisure facilities and local parks.





Schools:

Ruislip Gardens Primary School (0.2 mi)
Sacred Heart Catholic Primary School (0.6 mi)
Ruislip High School (0.2 mi)



Train:

Ruislip Gardens (0.2 mi)
Ruislip (0.8 mi)
South Ruislip (0.8 mi)



Car:

M4, A40, M25, M40



Council Tax Band:

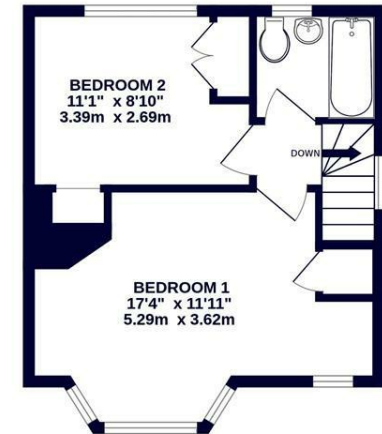
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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

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 poor energy efficiency - higher running costs	F		
Not 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.