

# Bridgwater Road

Ruislip • Middlesex • HA4 0EB

Guide Price: £550,000



coopers  
est 1986

# Bridgwater Road

Ruislip • Middlesex • HA4 0EB

Coopers present this two bedroom end terrace property to the market with fabulous potential to extend by a double-storey side extension (S.T.P.P) to create your dream home.

The property comprises of two bedrooms, reception room, kitchen, family bathroom, garage and private garden

TWO BEDROOMS

END OF TERRACED

LIVING ROOM

DINING ROOM

FAMILY BATHROOM

GARAGE

OFF STREET PARKING

QUIET ROAD

FURTHER POTENTIAL TO EXTENDED (S.T.P.P)

NO CHAIN

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 two bedroom end of terrace home comes to the market offering generous living accommodation with the potential to extend further by a double side storey to the side subject to planning permission. To the ground floor the property comprises of an entrance hallway, spacious 'L' shaped fitted kitchen, large living room and dining room. To the first floor there are two double bedrooms and a family bathroom. There is a private larger than average garden which backs onto parkland.

## OUTSIDE

The front of the property offers a driveway for off street parking. The rear garden is an excellent size with a lot of potential to create an oasis, there is a storage shed at the back.

## SITUATION

Bridgwater Road is a quiet residential road ideally located between Ruislip Manor and South Ruislip's shopping facilities and transport links. The property is set between both Ruislip Gardens and South Ruislip Stations (0.6 miles) which is served by the Central Line and Chiltern Railways. The Central Line offers quick and easy service into Central London and the City whilst the Chiltern Railways line offers a quick service into London Marylebone. Ruislip Manor Station is around 1 mile away and offers both the Metropolitan and Piccadilly Line so there is ample transport links available for those wishing to commute. Furthermore, the A40 can be accessed very quickly with access to London and beyond.



### Schools:

St Swithun Wells Catholic Primary School 0.6 miles  
Deanesfield Primary School 0.6 miles  
Ruislip High School 0.4 miles



### Train:

Ruislip Gardens 0.3 miles  
South Ruislip 0.4 miles  
Ruislip Manor 0.9 miles



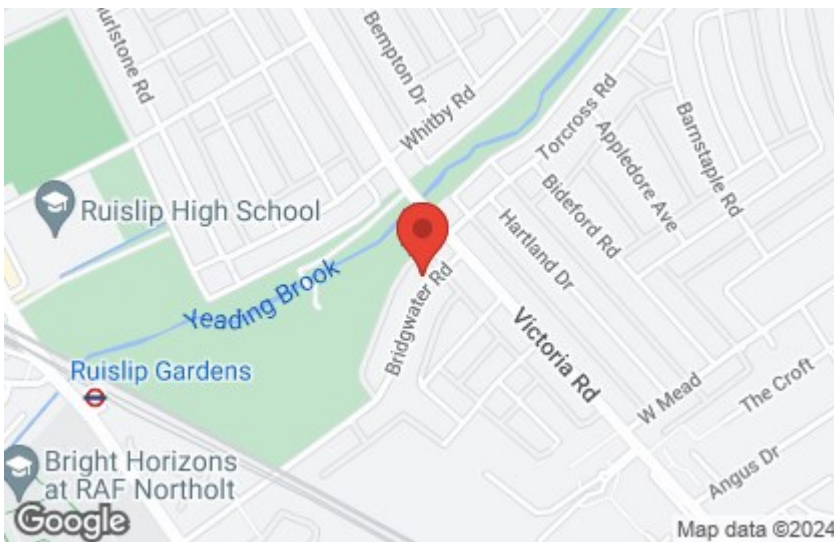
### Car:

M4, A40, M25, M40

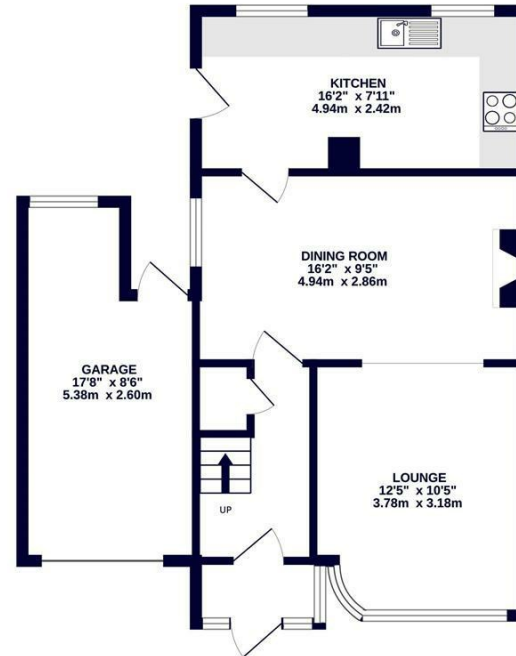


### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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.  
Made with Metropix ©2024



**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	A		
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		
Not energy efficient - higher running costs			
England & Wales		EG 5 (Minimum)	EG 7 (Maximum)
		2022/01/10	2022/01/10

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.