

Dawlish Drive

Ruislip • Middlesex • HA4 9SE
Guide Price: £500,000



coopers
est 1986

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Coopers present this two double bedroom, end terrace 'B Type' Manor home to the market with no onward chain. The property requires remedial work and comprises two double bedrooms, living room, dining room, kitchen, family bathroom, large garden, garage and off street parking via driveway. There is also the scope to extend subject to the necessary planning permissions.

CHAIN FREE

TWO DOUBLE BEDROOMS

END TERRACE HOUSE

LIVING ROOM

KITCHEN

OFF STREET PARKING

POTENTIAL TO EXTEND (STPP)

LARGE GARDEN

SOUGHT AFTER LOCATION

869 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 property you are immediately greeted with the spacious living room with its bright bay window and feature fireplace. The kitchen and dining room extension is located at the heart and the rear of the home with direct access to the garden. Stairs rise to the first floor of which you will find two double bedrooms, the master of which includes ample space for a big double bed, furniture as well as built in storage. The family bathroom completes the first floor with a bath, basin and w.c. This property provides buyers the perfect opportunity to create their dream family home in the heart of Ruislip Manor.

OUTSIDE

The front of the property offers off street parking for two cars with a brick paved driveway. The rear garden is an excellent size boasting a large patio area towards the home as well as a lawn leading to the back fence. There is a large storage shed on the patio as well as a gate for side access to the property.

SITUATION

Dawlish Drive is a quiet residential road enjoying its setting close to shops, trendy eateries, parks and amenities at Eastcote, Ruislip Manor and Ruislip. It is located in close proximity to a number of local schools including Lady Bankes, Newnham and Sacred Heart. Ruislip Manor and Eastcote tube stations are nearby offering access to the City and West End on the Central/Metropolitan/Piccadilly lines. Ruislip Manor Station is 0.5 miles away from the property and Eastcote is 0.7 miles away, for those seeking travel into London via Tube this property is perfectly located. For the motorist the A40/M25 with its access into London and the Home Counties is a short drive away.



Schools:

Lady Bankes School (0.1 mi)
Ruislip High School (0.5 mi)
Warrender Primary School (0.6 mi)



Train:

Ruislip Manor (0.3 mi)
Ruislip (0.5 mi)
Ruislip Gardens (0.6 mi)



Car:

M4, A40, M25, M40



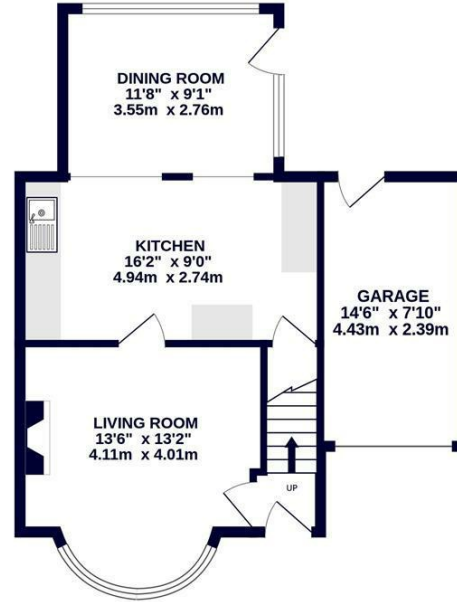
Council Tax Band:

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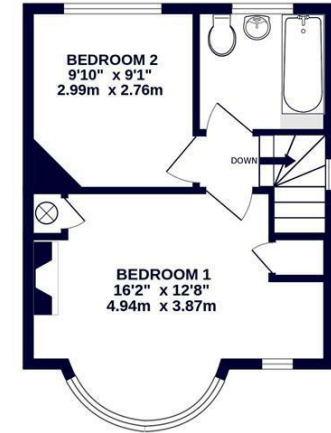
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



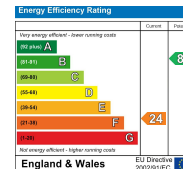
TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

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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