

# Melthorne Drive

Ruislip • Middlesex • HA4 0TS  
Offers In Excess Of: £675,000



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est 1986



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Coopers are delighted to present this four double bedroom, semi detached house located on the quiet and sought after Melthorne Drive. Boasting spacious accommodation and a location desired for a family, this home needs nothing but to simply move in and enjoy.

FOUR BEDROOM HOUSE

SEMI DETACHED

TWO BATHROOMS

MODERN FITTED KITCHEN

OPEN PLAN DINING AREA

SPACIOUS LIVING ROOM

OFF STREET PARKING

LARGE GARDEN

GARAGE

1,353 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

Whilst stepping into the hallway of this property you can immediately appreciate the spacious and homely feel this abode offers. The spacious yet cosy living room is situated at the front of the home with its feature bay and fireplace. Leading to the rear of the home the dining room and kitchen impress with its open space and modern finish with views of the rear garden. Being in the heart of the home, the dining area The kitchen includes fitted appliances, granite worktops and ample storage space. Stairs rise in the hallway to the first floor where there are three double bedrooms and the family bathroom. Completing the home is the second floor that boasts a large master bedroom with an abundance of space for furniture as well a private en suite shower room.

## OUTSIDE

The front of the property has a paved driveway for two car parking spaces with the shared drive leading to the rear garden allowing access to the garage. The rear garden includes a large patio area towards the home, a lawned area in the centre, two storage sheds and a barbeque area for the summer months.

## SITUATION

Melthorne Drive is a tranquil tree lined residential road enjoying its setting close to parks and amenities in South Ruislip and Eastcote. Local transport links are available from nearby Eastcote or Ruislip Manor stations for the Metropolitan/Piccadilly line providing reliable links into the City and West End. South Ruislip station is serviced by both the Central Line and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For the motorist the A40/M25 is a short drive away providing access to Central London and the Home Counties. Field End Road and Victoria Road provides a bus route. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including St Swithun Wells, Ruislip High, Newnham Infant & Junior School and Queensmead Secondary School.



### Schools:

St Swithun Wells Catholic Primary School (0.2 mi)  
Queensmead School (0.4 mi)  
Ruislip High School (0.8 mi)



### Train:

South Ruislip (0.4 mi)  
Ruislip Gardens (0.7 mi)  
Eastcote (1.0 mi)



### Car:

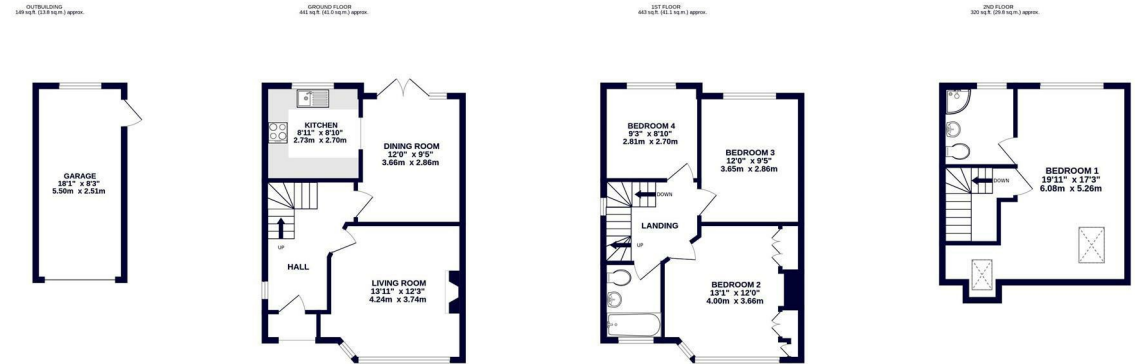
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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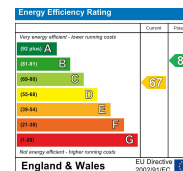


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