

Hunters Hill

Ruislip • Middlesex • HA4 9HR
Asking Price: £675,000



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est 1986

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Coopers are delighted to present this charming, extended three bedroom semi detached family home to the market. The property briefly comprises three bedrooms, living room, open plan kitchen/dining room, family bathroom, downstairs w.c. as well as a large rear garden. Suited perfectly for a family, this home needs nothing to do but move in and enjoy.

THREE BEDROOMS

SEMI DETACHED

EXCELLENT CONDITION THROUGHOUT

OPEN PLAN LIVING

DOWNSTAIRS W.C

FAMILY BATHROOM

WELL MAINTAINED GARDEN

QUIET ROAD

OFF STREET PARKING

1046 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

Upon entering the home you have the welcoming hallway that allows access to all ground floor rooms. To the front of the property is the spacious living room with its feature bay window and ample space for relaxing away from the rest of the home. The rear of the home opens up to the kitchen/dining room where there is ample space for a dining table and chairs as well as boasting plenty of worktop, storage space and access to the rear garden via large bi-fold doors. This is the main focal point of the property with it's spacious size and generous of light beaming through from the large sky roof. Completing the ground floor is the w.c. The first floor includes three bedrooms, two of which are double bedrooms with built in storage, there is also a large single bedroom. The family bathroom is fully tiled with plenty of natural light due to its dual aspect windows and offers a shower, bath, basin and w.c. The whole property has been modernised to a high standard throughout and is perfect for those looking to move straight in.

OUTSIDE

The front of the property boasts a brick paving driveway that offers off street parking spaces, there is also a shared driveway to the side of the property for access to the rear garden. The rear garden is well appointed with a large patio area towards the home as well as the end of the garden with a maintained lawn in the centre of the garden. There is a useful storage shed at the end of the garden that has power.

SITUATION

Hunters Hill is a quiet residential road perfectly positioned just moments from Eastcote, Ruislip Manor and South Ruislip shopping and transport facilities. Commuters are well suited with London Underground stations in the area, Eastcote station (Metropolitan/Piccadilly) is a short walk away whilst South Ruislip Station - approximately half a mile away is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools including St Swinhun Wells Primary, Newnham Infant & Junior School, Queensmead Secondary School and Ruislip High. Nearby leisure facilities include Highgrove swimming pool and gym and Cavendish Playing Fields.



Schools:

St Swithun Wells Catholic Primary School 0.1 miles
Field End Junior School 0.2 miles
Queensmead School 0.6 miles



Train:

South Ruislip 0.7 miles
Eastcote 0.8 miles
Ruislip Gardens 0.9 miles



Car:

M4, A40, M25, M40



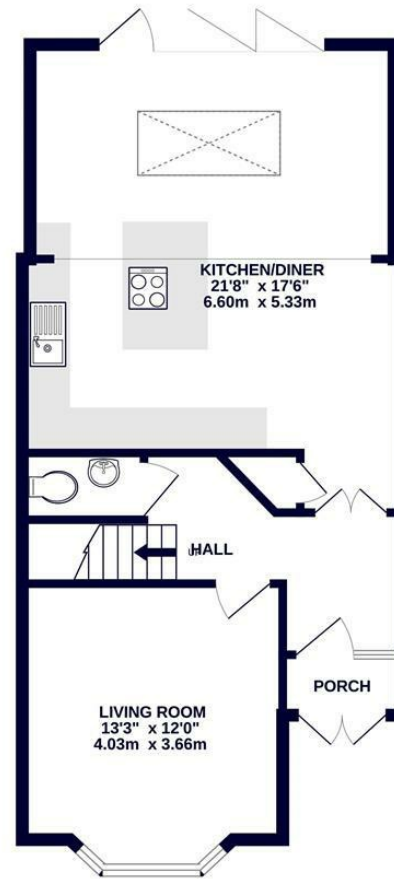
Council Tax Band:

D

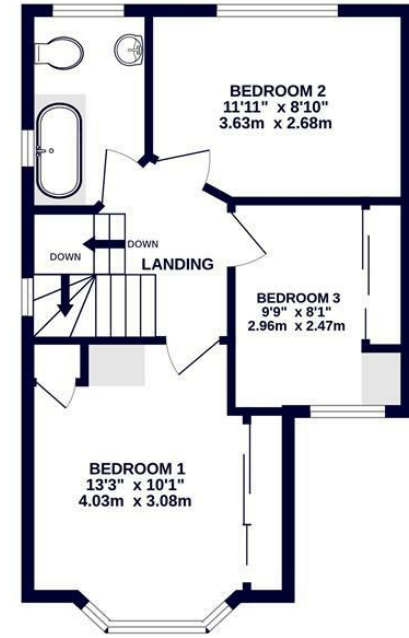
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.2 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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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		
Decent energy efficiency - higher running costs	D		
Less energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very inefficient - higher running costs	G		
England & Wales		EU 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.