

# Seymour Gardens

Ruislip • Middlesex • HA4 9QA  
Guide Price: £275,000



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This bright and contemporary maisonette is ready to move and provides relaxed and set in an ultra convenient location. It is larger than average and immaculately presented throughout. The property comprises of stairway to entrance hallway. There is an open plan bright and airy living room and a contemporary modern fitted kitchen with integrated appliances. There is a double bedroom with fitted cupboard and a modern fully tiled three piece bathroom. It is also double glazed and gas central heated.

CHAIN FREE

ONE DOUBLE BEDROOM

FIRST FLOOR MAISONETTE

LARGE LIVING ROOM

AMPLE STORAGE

QUIET LOCATION

SHORT DISTANCE TO EASTCOTE STATION

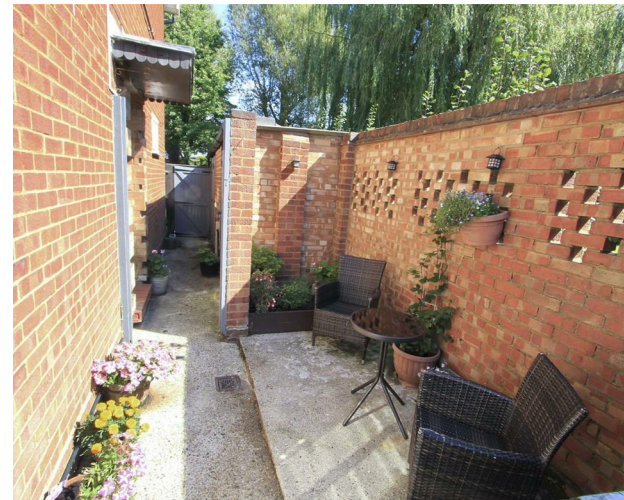
LARGE KITCHEN

MODERN BATHROOM

570 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**

You enter the property through the private front door and stairs rise to the main accommodation. The landing splits into all room with the double bedroom set at the back of the property with ample room for a double bed as well as further storage units. Across the hallway is the fully tiled, modern bathroom with its bath, basin and w.c. The living room is plenty large enough to accommodate a large sofa unit as well as dining table and chairs. The kitchen is an excellent size with an abundance of worktop and storage units including space for appliances.

### **Outside**

The space outside the front door is a useful seating area with a path that leads to the rear of the building and its communal grassy area.

### **Situation**

The property is situated in a highly sought after location, on one of Eastcote's centrally located roads. Approximately half a mile away is Eastcote Metropolitan and Piccadilly Line Station, which offers services into Central London in less than thirty minutes, and routes to Harrow on the Hill and Uxbridge. Alternatively for the motorist, the A40/Western Avenue is just a short drive away. It is also conveniently located to the A40, and its access into London and the Home Counties. Eastcote High Street is a short distance away, and offers a selection of shops, supermarkets, banks, restaurants and cafes.



### Schools:

Newnham Infant and Nursery 0.6 miles  
Field End Infant and Junior School 0.4 miles  
Pinner High School 0.4 miles



### Train:

Eastcote 0.8 miles  
Rayners Lane 0.8 miles  
Ruislip Manor 1.0 miles



### Car:

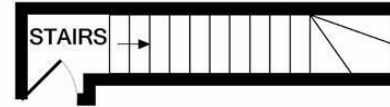
M4, A40, M25, M40



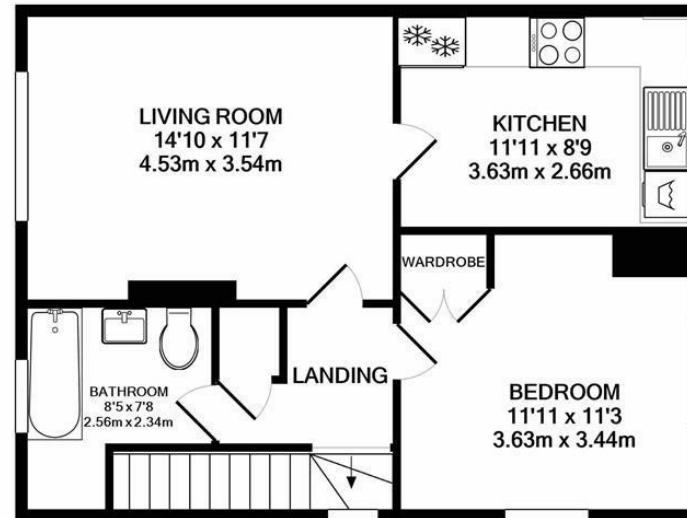
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
APPROX. FLOOR  
AREA 44 SQ.FT.  
(4.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 526 SQ.FT.  
(48.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 570 SQ.FT. (52.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
Energy Efficiency Rating Legend		74	77
England & Wales			

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.