

Queens Walk

Ruislip • Middlesex • HA4 0NW
Offers In Excess Of: £625,000



coopers
est 1986

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Coopers are delighted to present this extended three bedroom family home situated on Queens Walk, a popular road close to Eastcote, Ruislip Manor or South Ruislip shopping and transport facilities. The property briefly comprises two reception rooms, modern fitted kitchen, three bedrooms and family bathroom. This home boasts spacious, modern and light filled accommodation throughout and is ready to move straight into with a south facing garden.

SEMI DETACHED HOUSE

THREE BEDROOMS

LARGE LIVING ROOM

DINING ROOM

MODERN KITCHEN

SOUGHT AFTER LOCATION

OFF STREET PARKING

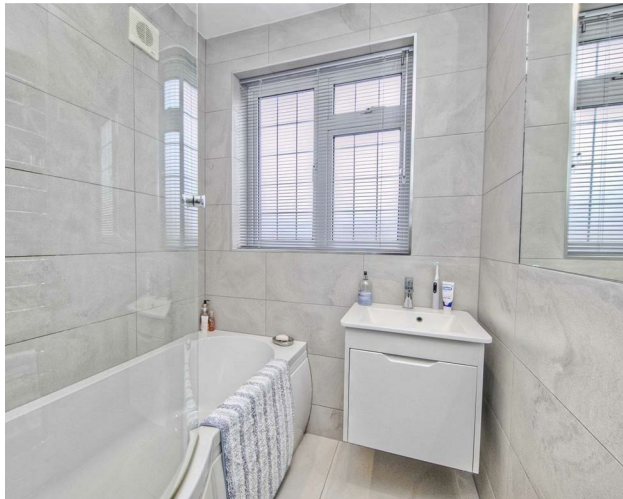
SOUTH FACING GARDEN

CLOSE BY TO LOCAL SCHOOLS

994 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

This extended three bedroom family home offers, spacious, modern and light filled accommodation throughout. This property comprises a bright and welcoming entrance hallway which leads to the the living room at the front of the home with its feature fireplace and bay window. The second reception room is situated at the rear of the home and can be utilised as a family room or a dining area. There are patio doors leading out into the garden. The kitchen is finished to a high standard with an excellent range of cabinets and worktop space, this is completed with tiling splashbacks. The rear garden can be accessed via the back door. On the first floor there are two double bedrooms and a further single bedroom (the master bedroom includes fitted wardrobes). Completing the first floor is the fully tiled family bathroom with its bath including dual shower head, basin and next to this is the separate w.c. This home offers plenty of room for a growing family with nothing to do but move in and enjoy.

Outside

The front garden has been paved to provide off-street parking for multiple cars with a wooden gate to side, allowing direct access to the garden. To the rear of the property is a well maintained, private south facing garden with paved patio, lawn and flower borders providing a peaceful space.

Situation

Queens Walk is situated in South Ruislip and is only a 10 minute walk away from Ruislip Manor High Street where there are a vast number of shops, restaurants and transports links can be found, Tesco Express, numerous restaurants and cafes. Alternatively Whitby Road shopping parade is less than a 5 minute walk away. For the motorist, there are excellent connections to central London via the M25 and the M40. Commuters are well suited with five London Underground stations in the area. South Ruislip station, travelling into the city via the central line couldn't be easier. Serviced by both tube and overground train lines into Marylebone Station in just 25 minutes. Other nearby stations include Ruislip Manor, with regular tubes on the Metropolitan & Piccadilly lines. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Lady Bankes, Newnham and Ruislip High. Shenley Park and Bessingby Park are also 5 minutes walk.



Schools:

St Swithun Wells Catholic Primary School 0.1 miles
 Field End Infant School 0.3 miles
 Queensmead School 0.5 miles



Train:

South Ruislip 0.8 miles
 Eastcote 0.8 miles
 Ruislip Gardens 1.0 miles



Car:

M4, A40, M25, M40



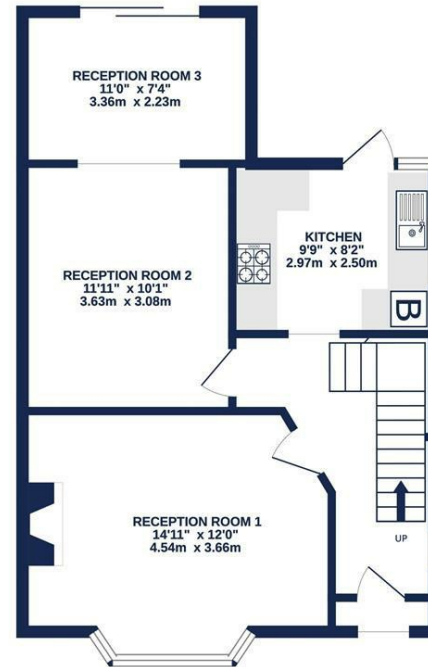
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
 457 sq.ft. (42.4 sq.m.) approx.



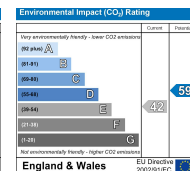
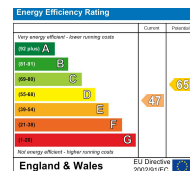
TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

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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