

Parkfield Crescent

Ruislip • Middlesex • HA4 0RB

Guide Price: £595,000



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Nestled away on Parkfield Crescent, this three bedroom semi detached home offers buyers space and comfort throughout that is ready to put your own stamp onto things. The property is located just a short walk from popular local schools, convenient shops and handy tube links into London. A viewing is recommended as soon as possible.

SEMI DETACHED
THREE BEDROOMS
LIVING ROOM
DINING ROOM
CONSERVATORY
FAMILY BATHROOM
GARDEN
GARAGE
CLOSE TO SCHOOLS
1101 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 semi detached property offered to the market with no onward chain is perfect for making the dream family home. The property starts with a welcoming hallway that offers access to all of the ground floor accomodation and stairs that rise to the first floor. The through lounge boasts a grand space to both relax and entertain in. The kitchen offers plenty of base and wall units, worktops and space for integrated appliances. There is also a dining room with enough space for the most sociable of dining tables which leads into the conservatory room that overlooks views into the rear garden. To the first floor are three bedrooms, two doubles with built in wardrobes and a single. Completing the property is the family bathroom which is bright and airy.

OUTSIDE

To the front of the property is a driveway providing off street parking. The rear garden offers a peaceful retreat, mainly laid to lawn with fence panels flanking the garden, patio area and plenty of space for storage sheds. The property is completed with a garage and store cupboard.

SITUATION

Parkfield Crescent is a quiet residential road which is just off Field End Road. It is within close proximity to Eastcote and South Ruislip for trendy eateries, shops and cafes. The property is located in very close proximity to many transport links. Both South Ruislip Station and Eastcote are located under 1 mile away. South Ruislip is served by both the Central Line and Chiltern Railways service which gives access to Marylebone Station in just 25 minutes, with regular trains every 15 minutes. Eastcote Station has both the Metropolitan and Piccadilly Line. For the motorist the A40/M25 is a short drive away providing access to Central London and the Home Counties. Field End Road also provides a bus route which makes this property perfect for those seeking connections to other areas. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Field End, Newnham and Queensmead. Cavendish Recreation Ground and other parks are also a short walk away.





Schools:

Field End Infant School (0.3 miles)
Queensmead School (0.7 miles)
Deanesfield Primary School (0.5 miles)



Train:

South Ruislip (0.9 miles)
Eastcote (1.1 miles)
Ruislip Gardens (1.7 miles)



Car:

M4, A40, M25, M40



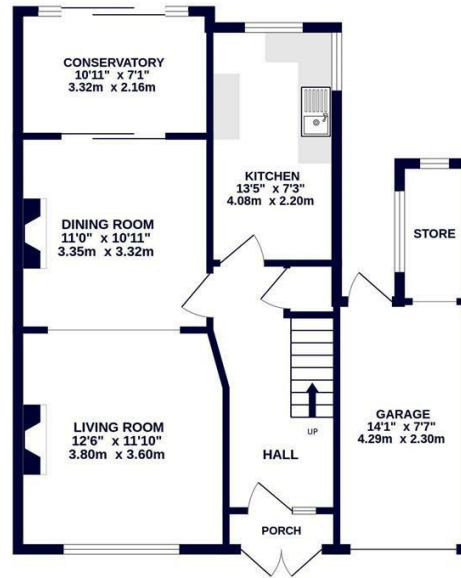
Council Tax Band:

E

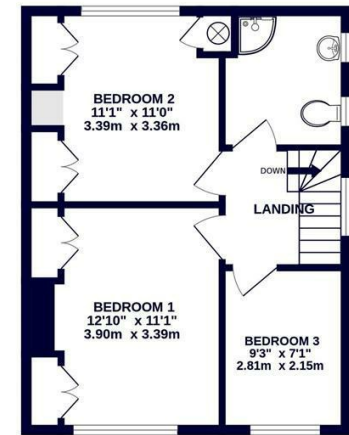
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



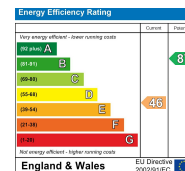
TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

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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