

# Bridgwater Road

Ruislip • Middlesex • HA4 0ED

Guide Price: £675,000



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est 1986

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Nestled away in the sought after Bridgwater Road, this four bedroom end terrace property has been extended in previous years to offer a welcoming and spacious family home. The property is situated within walking distance of highly rated local schools and handy tube links into London. A viewing of this wonderful abode is recommended as soon as possible.

END TERRACE PROPERTY

FOUR BEDROOMS

TWO BATHROOMS

LIVING ROOM

SEPARATE DINING ROOM

SOUGHT AFTER LOCATION

OFF STREET PARKING

LARGE REAR GARDEN

COMPLETE ONWARD CHAIN

1,050 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

Having been extended in recent years, this four bedroom end terrace property offers families space and comfort throughout. The property starts with a welcoming hallway offering access to all of the ground floor accommodation and stairs that lead to the first floor. A step to the left takes you into the large living room. An ideal space for entertaining, or relaxing. The bay window to the front of the house floods the reception room with light, this seamlessly flows to the kitchen at the rear which overlooks the well manicured rear garden. The kitchen offers a range of base and wall units, worktops and integrated appliances, as well as space for a breakfast bar. A door leads through to the dining room which is an excellent size for eating and entertaining, the ground floor is complete with a family bathroom. To the first floor are four generously sized bedrooms, with two of the rooms benefitting from built in wardrobes. The family bathroom boasts a white suite and is tiled throughout.

### Outside

The front of the property boasts a large brick paved driveway for off street parking. The rear garden has a patio area towards the home with a large lawn stretching to the back. At the end of the garden you will find the storage shed.

### Situation

Bridgwater Road is a quiet residential road ideally located between Ruislip Manor and South Ruislip's shopping facilities and transport links. The property is set between both Ruislip Gardens and South Ruislip Stations (0.6 miles) which is served by the Central Line and Chiltern Railways. The Central Line offers quick and easy service into Central London and the City whilst the Chiltern Railways line offers a quick service into London Marylebone. Ruislip Manor Station is around 1 mile away and offers both the Metropolitan and Piccadilly Line so there is ample transport links available for those wishing to commute. Furthermore, the A40 can be accessed very quickly with access to London and beyond.



### Schools:

St Swithun Wells Catholic Primary School 0.6 miles  
Deanesfield Primary School 0.6 miles  
Ruislip High School 0.4 miles



### Train:

Ruislip Gardens 0.3 miles  
South Ruislip 0.4 miles  
Ruislip Manor 0.9 miles



### Car:

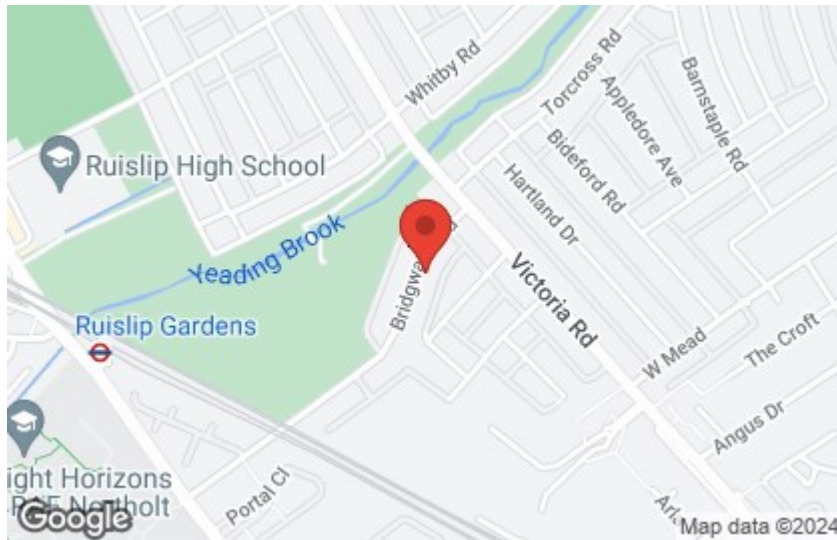
M4, A40, M25, M40



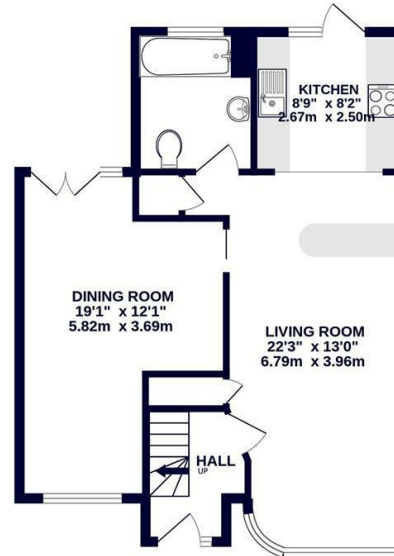
### Council Tax Band:

E

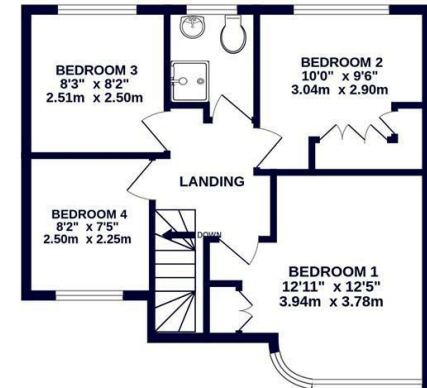
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



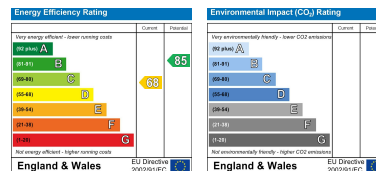
TOTAL FLOOR AREA: 1050 sq.ft. (97.6 sq.m.) approx.

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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