

# Coombe Drive

Ruislip • Middlesex • HA4 9TR  
Offers In Excess Of: £600,000



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# Coombe Drive

Ruislip • Middlesex • HA4 9TR

This three bedroom semi detached home offers an abundance of space and scope to create the ideal family home. The property, situated in the heart of Eastcote, is located within walking distance of handy shops, highly rated schools and convenient tube links into London. A viewing of this charming abode is recommended as soon as possible

SEMI-DETACHED

THREE BEDROOMS

DINING AREA

LIVING ROOM

MODERN KITCHEN

OFF STREET PARKING

FAMILY BATHROOM

DOWNSTAIRS WC

REAR GARDEN WITH DECKING

1094 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 charming, modern semi-detached house, is perfect for those looking to buy a perfect family home. As you enter into the main hallway, you have access to the downstairs W.C. as well as through into the main dining and living area. Once through, you'll see the living room is perfect for relaxing towards the front of the property. The dining area then opens through to the kitchen with a set of double doors overlooking the rear garden. Leading round from the dining room a large open counter top breakfast bar splits the dining area from the kitchen, where built in cabinets from floor to ceiling line the left wall and counter top space runs round the right. A door then leads to a hallway that runs adjacent to the property leading to a study annex situated in the garden. To the upstairs are three bedrooms, two of which are large enough for double beds, and the third being a single. Completing the first floor is the fully tiled family bathroom with a combined bath and shower, basin and WC.

### Outside

At the front of the property is a cleanly paved driveway large enough for multiple cars of any size. The rear garden can be accessed from the dining area through a set of glass double doors where you step on to a wooden decking, this space is large enough for furniture sets and a canopy area great for enjoying the summer evenings. Past the decking is a large lawn stretching to the back of the property where a large shed is placed for garden storage.

### Location

Located on a quiet residential road, Coombe Drive is conveniently located for both Ruislip Manor and Eastcote High Streets offering trendy eateries, shops and transport links. Eastcote or Ruislip Manor tube stations offer the Metropolitan and Piccadilly line, whilst South Ruislip station, which offers the Central line, is a 5 minute drive away. For the motorist the A40/M40 and M25 road links offering easy access to London and the Home Counties. and for families, it is in the catchment area for some highly regarded local schools including Newnham, Ladybankes, Haydon and Bishop Ramsey. Bessingby, Cavendish and Shenley Parks are all within walking distance.



### Schools:

Lady Bankes Junior School 0.6 miles  
Newnham Infant & Nursery School 0.6 miles  
Bishop Ramsey High School 1 mile



### Train:

Eastcote Station 0.6 miles  
Ruislip Manor Station 0.8 miles  
Ruislip Station 1.3 miles



### Car:

M4, A40, M25, M40



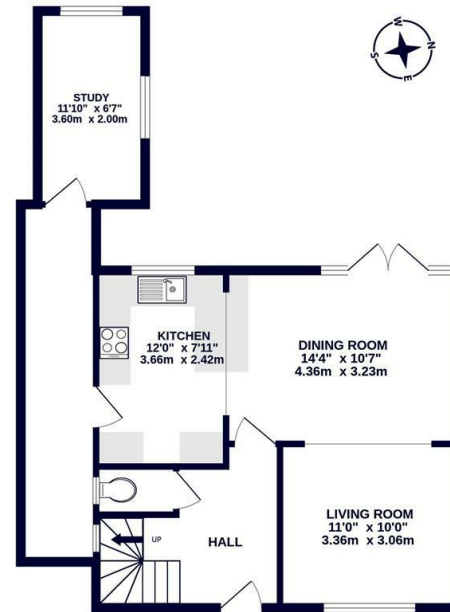
### Council Tax Band:

D

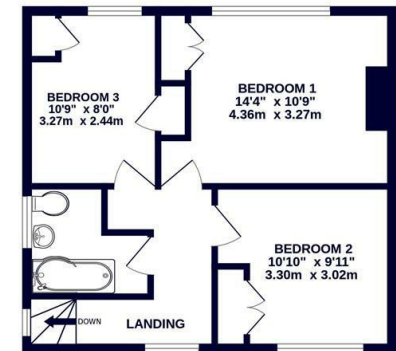
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Less than average energy efficiency	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		

England & Wales  
EPC 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.