

# Jubilee Drive

Ruislip • Middlesex • HA4 0PQ

Asking Price: £615,000



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This three bedroom semi detached property offers a great home for a family. It is within close proximity to everyday essentials and set on a quiet residential road close to shops, sought after schools and transport options. The house is conveniently located to the A40 with it's access into London and the Home Counties.

SEMI DETACHED  
THREE BEDROOMS  
LIVING ROOM  
KITCHEN/ DINER  
UTILITY ROOM  
FAMILY BATHROOM

SEPARATE W.C UPSTAIRS

SOUTH FACING REAR GARDEN  
WALKING DISTANCE TO SCHOOLS

996 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

On entering the property there is a brief hallway and stairs which rise to the first floor. To the front of the property is the living room with large window and feature fireplace. There is also a separate family room which leads onto the kitchen/diner allowing access to the garden via double doors. The modern kitchen is complemented by the kitchen units, granite affect work tops, integrated appliances and tiled flooring. To the first floor the master bedroom boasts a bay window letting in an abundance of light and a further double bedroom is at the front of the property. The upstairs is completed with a good size third bedroom, tiled family bathroom and separate w.c.

### Outside

To the front of the house is off street parking via a driveway. To the rear is a superb garden mainly laid to lawn and there is a patio area to enjoy in the summer months.

### Situation

Jubilee Drive is a quiet residential road in South Ruislip. For the motorist, there are excellent connections to central London via the M25 and M40 taking you in to town in just 25 minutes . Commuters are well suited with five London Underground stations in the area. The closest station is South Ruislip which is only 0.7 miles away, South Ruislip is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. Ruislip Manor and Eastcote Station are also only a short distance and offer the Metropolitan and Piccadilly Line. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Ruislip High, Deanesfield Primary School or Queensmead. There are a number of leisure facilities nearby including Goals Soccer Centre and this is to be further improved with the new 'The Old Dairy' development on Victoria Road which is to provide restaurants, shops and a state of the art Cinema all within walking distance.



### Schools:

Deanesfield Primary School 0.1 miles  
St Withun Wells Catholic Primary School 0.4 miles  
Queensmead School 0.1 miles



### Train:

South Ruislip 0.5 miles  
Ruislip Gardens 1.0 miles  
Northolt 1.1 miles



### Car:

M4, A40, M25, M40

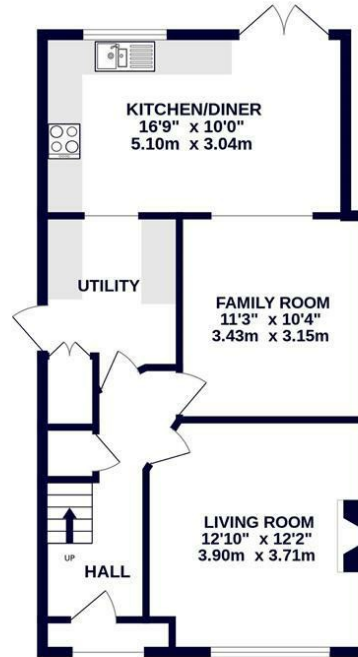


### Council Tax Band:

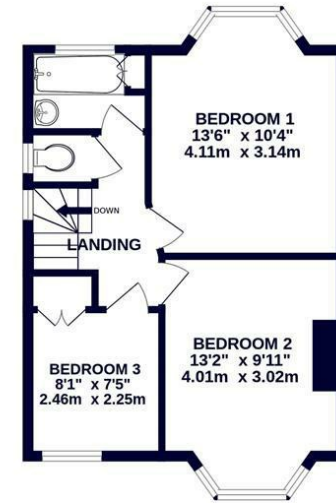
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.6 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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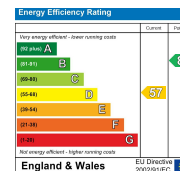
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