

Cardinal Road

Ruislip • Middlesex • HA4 9QD

Guide Price: £549,950



coopers
est 1986

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Offered to the market with no onward chain, this charming two bedroom semi detached bungalow boasts comfort and spacious accommodation throughout, as well as the scope to further extend, to offer a canvass to create your dream home. The property, nestled away in the heart of Eastcote, is just a short walk from handy local shops and convenient tube links into London.

SEMI DETACHED BUNGALOW

TWO BEDROOMS

NO CHAIN

LIVING/DINING ROOM

KITCHEN

FAMILY BATHROOM

POTENTIAL TO EXTEND (S.T.P.P)

GARAGE

PRIVATE GARDEN

804 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

A charming two bedroom semi detached bungalow in Cardinal Road which is perfect for those seeking to downsize or create their own family haven. The property has superb curb appeal. Upon entering the property there is a welcoming hallway which leads to the master bedroom on the right hand side. The master bedroom benefits from beautiful bay window which floods the room with natural light. From the hallway there is access to the second bedroom. There is also a family bathroom which is neatly presented. To the rear of the property is a living room which benefits from sliding doors which overlooks the garden. The reception is spacious enough for a seating area and dining space, a great room for those that love to entertain. The galley kitchen boasts a range of base and wall units, worktops and space for integrated appliances. Completing the property is the conservatory which enjoys views and access into the garden.

OUTSIDE

The front garden boasts green lawns and mature shrubbery. The rear garden offers lawns surrounded by mature shrubs and bedding. There is a patio area to the side of the home as well as a path down the centre leading to the garage at the rear.

SITUATION

This property is conveniently situated under a mile from Eastcote with its selection of shops, cafes and restaurants such as Costa Coffee, Tesco Express and Sainsbury's. The Metropolitan, Piccadilly and Central lines are located nearby providing access to Baker Street and the City. The Metropolitan and Piccadilly Line is available at Eastcote Station which is only 0.7 miles away. The A40 is also only a short drive away which is ideal for commuters seeking connections to London or the Home Counties. There are also several green spaces in the local area to include Cavendish Recreational ground which is a 5 minute walk away. Victoria Road retail park is also close by and offers shops such as Sainsbury's, Homebase, Halfords, TK Maxx and many more.



Schools:

Newnham Junior School 0.5 miles
Field End Junior and Infant School 0.6 miles
Lady Banks Junior & Infant School 1.2 miles



Train:

Eastcote Station 0.7 miles
South Ruislip 1.5 miles
Ruislip Gardens 1.7 miles



Car:

M4, A40, M25, M40



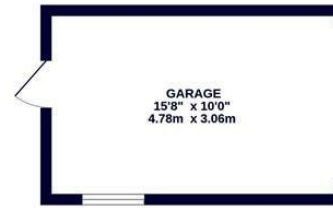
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
157 sq.ft. (14.6 sq.m.) approx.



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Extremely energy inefficient - very high running costs	G		
Not energy efficient - higher running costs			
England & Wales		EU 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.