

Hatherleigh Road

Ruislip • Middlesex • HA4 6AX

Guide Price: £475,000



coopers
est 1986

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Coopers present this two double bedroom, end terrace home to the market with no onward chain. The property comprises of two double bedrooms, living room, kitchen, family bathroom, garden and off street parking via driveway. There is also the scope to extend subject to the necessary planning permissions.

END OF TERRACED

TWO BEDROOMS

KITCHEN/ RECEPTION ROOM

DOWNSTAIRS W.C

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

IDEAL FOR FIRST TIME BUYERS

OFF STREET PARKING

GARDEN

CHAIN FREE

686 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

When entering the property you are immediately greeted with the living room with its bright bay window which then bends round to the kitchen. There is also a downstairs w.c and the kitchen is located at the rear of the home with direct access to the garden. Stairs rise to the first floor of which you will find two double bedrooms, the master of which includes ample space for a big double bed, furniture as well as a bay window. The family bathroom completes the first floor with a bath, basin and w.c. This property provides buyers the perfect opportunity to create their dream family home.

OUTSIDE

To the front of the property, there is a pebbled driveway that provides space for off street parking. The road also offers plenty of parking for residents. There is also a low maintenance rear garden.

SITUATION

Hatherleigh Road is a very popular residential road, conveniently located close to parks, transport and amenities at Ruislip Manor. For the motorist, there are excellent connections to Central London via the M25 and the M40. Commuters are well suited with a number of London underground stations in the area. Ruislip Manor is a short walk away so travelling into the City via the Metropolitan or Piccadilly lines could not be easier. Other nearby stations include Ruislip Gardens (Central line) or South Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Lady Bankes, Ruislip High and Sacred Heart Primary School. Shenley Park and Ruislip Rugby Fields are all a short walk away.



Schools:

Lady Bankes Infant and Juniors School 0.2 miles
Warrender Primary School 0.6 miles
Ruislip High School 0.4 miles



Train:

Ruislip Manor 0.4 miles
Ruislip Gardens 0.8 miles
Ruislip 0.9 miles



Car:

M4, A40, M25, M40

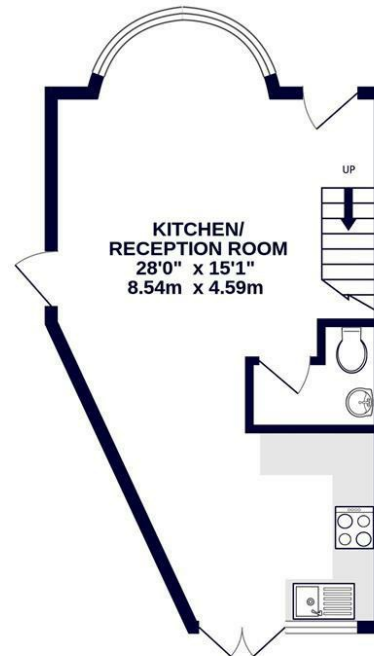


Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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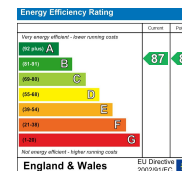
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est 1986



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