

Flamborough Road

Ruislip • Middlesex • HA4 0DH

Asking Price: £525,000



coopers
est 1986

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Coopers present this charming, two bedroom terraced property to the market. The property briefly comprises two double bedrooms, living room, open plan kitchen/dining area, family bathroom as well as private garden and very large garage with service road access.

TWO BEDROOMS

TERRACED

LIVING ROOM

OPEN PLAN KITCHEN/DINER

MODERNISED THROUGHOUT

FAMILY BATHROOM

REAR GARDEN

GARAGE

OFF STREET PARKING

1038 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 home you are greeted by the open hallway that leads to all ground floor rooms. To the front of the home is the main living room with a feature fire place and bay window allowing light to flood the room. To the rear of the home is the open plan kitchen/dining room which provides ample worktop and unit space as well as room for all your appliances. The first floor boasts a very large master bedroom as well as a further double bedroom to the rear. The fully tiled family bathroom is also located at the rear with a bath, basin and w.c.

OUTSIDE

The front of the property offers a driveway for off street parking. The rear garden includes a patio area towards the home aswell as a lawn leading to the large double garage.

SITUATION

Flamborough Road is a quiet residential road within walking distance of Ruislip Manor and South Ruislip amenities. Commuters are well suited with a number of underground stations in the area and with tube and National Rail services from South Ruislip Station only half a mile away, travelling into the city via the Central line or into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. Other nearby stations include Ruislip Manor (Piccadilly/Metropolitan) For the motorist this house is conveniently located to the A40/M25 with it's access into London and the Home Counties. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Ruislip High, Ruislip Gardens Primary and Ladybankes. Highgrove gym and swimming pool is a 10 minute drive away.



Schools:

Ruislip High School 0.2 miles
Lady Bankes Primary School 0.4 miles
Ruislip Gardens Primary School 0.6 miles



Train:

Ruislip Gardens Station 0.3 miles
South Ruislip Station 0.6 miles
Ruislip Manor Station 0.7 miles



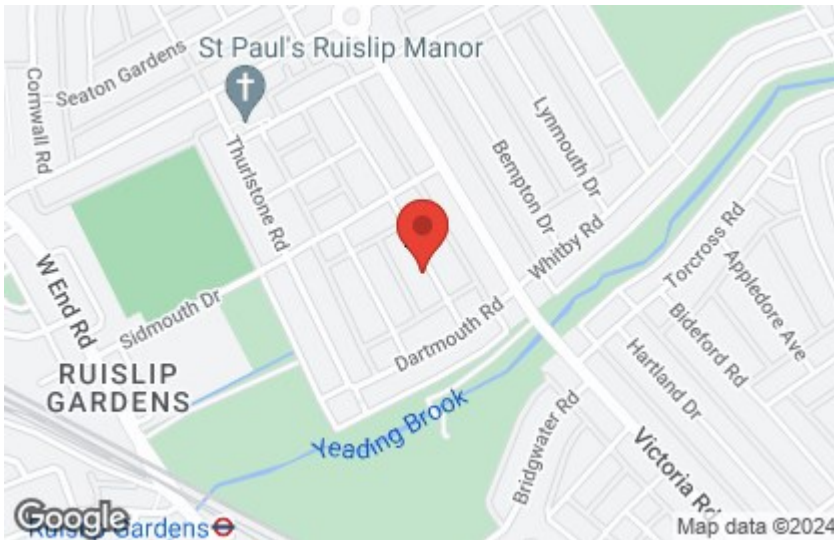
Car:

M4, A40, M25, M40

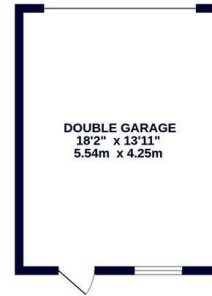


Council Tax Band:

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
254 sq.ft. (23.6 sq.m.) approx.



GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.5 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		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	EG 1/2022	2022/01/18/20

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.