

Masson Avenue

Ruislip • Middlesex • HA4 6QT
Guide Price: £650,000



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Masson Avenue

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Offered to the market with no upper chain and ideal for those seeking a family home or investment. This three bedroom semi on Masson Avenue benefits from well proportioned rooms, ground floor extension and larger than average rear garden with brick built outhouse.

SEMI DETACHED

THREE DOUBLE BEDROOMS

EXTENDED

LIVING ROOM

KITCHEN

FAMILY BATHROOM

EN SUITE TO MASTER BEDROOM

GARDEN & OUTBUILDING

OFF STREET PARKING

1312 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 three bedroom semi detached home offers spacious ready made living in the heart of South Ruislip and provides an ideal setting perfect for a family. Upon entering the home, a welcoming hallway provides access to the ground floor accommodation and stairs rising to the first floor. The living room to the front is a spacious area which is perfect for families to relax in. The room boasts a bay window filling the room with an abundance of light. The extension to the rear could be utilised as a dining room and is large enough to store the most social of tables and offers direct access to the rear garden. The kitchen is well equipped and offers a range of base and wall units, worktops and space for integrated appliances. On the first floor, the landing area leads to three bedrooms and the family bathroom. The master bedroom provides ample space for freestanding wardrobes and benefits from a naturally bright space with a large window and en suite. The remaining two bedrooms are both good sized double bedrooms. Finishing off this wonderful home is the fully tiled bathroom.

OUTSIDE

To the front there is a private garden with pathway leading to the front door. The rear garden offers a low maintenance oasis, with wood decking area for summer entertaining and dining. Toward the rear garden is the brick built outhouse perfect for extra storage or entertaining space. Off street parking can be accessed from the back of the garden via a secured gated driveway.

SITUATION

Perfectly positioned for convenience, Masson Avenue is just moments from South Ruislip shopping and transport facilities. For the motorist, there are excellent connections to central London via the M25 and the M40, making it a popular choice for city bankers and professionals. Commuters are well suited with five London Underground stations in the area and with tube and National Rail services from South Ruislip Station which is only half a mile away, travelling into the city via the Central or alternatively via the BR line couldn't be easier - Marylebone Station in just 25 minutes, with regular trains every 15 minutes. Other nearby stations include Ruislip or Ruislip Manor on the Piccadilly/Metropolitan. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity as well as leisure facilities and local parks.



Schools:

Bourne Primary School 0.5 miles
Field End Infant and Junior School 1.4 miles
Queensmead School 1.2 miles



Train:

South Ruislip 0.5 miles
Ruislip Gardens 0.9 miles
Ruislip Manor 1.9 miles



Car:

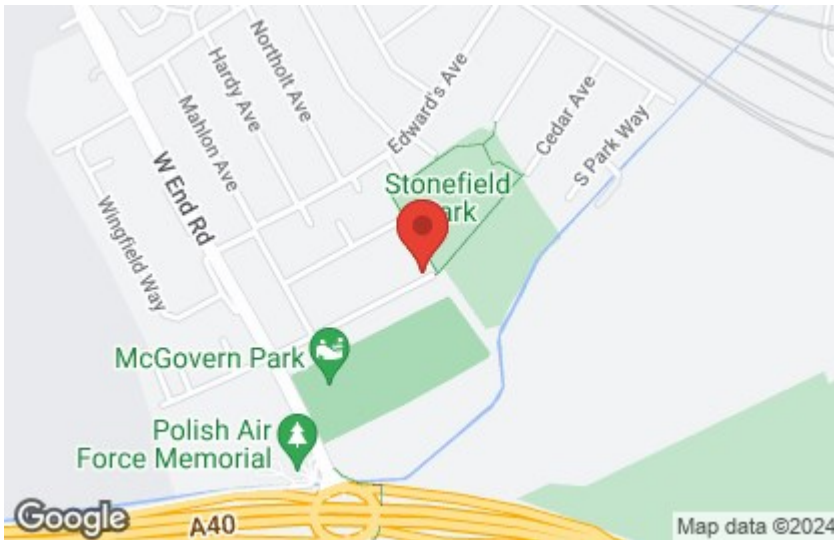
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.

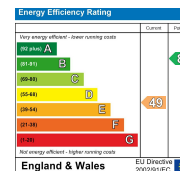


TOTAL FLOOR AREA: 1312 sq.ft. (121.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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