

# Braintree Road

Ruislip • Middlesex • HA4 0EJ

Guide Price: £525,000



coopers  
est 1986

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\*CHAIN FREE\* Nestled away in South Ruislip, this three bedroom end of terrace property offers a buyer a great opportunity to create their dream house. The home, which is within walking distance to handy tube links and highly rated local schools, has huge potential and ready for any buyer to put their stamp onto things. A viewing is recommended as soon as possible.

THREE BEDROOMS

END OF TERRACE

CHAIN FREE

LIVING ROOM

KITCHEN

DINING ROOM

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

IDEAL LOCATION

OFF STREET PARKING

908 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 charming three bedroom end terrace home offers bright and spacious accommodation throughout, as well as scope to further extend, subject to the necessary planning permissions. The property has a welcoming hallway, which offers access to all of the ground floor rooms with the stairs leading to the first floor. The living room, which boasts a bay window and fireplace is neatly presented. The dining room is flooded with natural light via sliding doors which look out onto the garden; and spacious enough for a dining table, ideal for those that like to entertain. The kitchen is fully fitted with a good range of cabinets, worktops and space for integrated appliances. A door provides further access to the conservatory that leads into the rear garden. To the first floor are two double bedrooms and a large single bedroom. The upstairs is complete with the family bathroom which is tiled throughout.

## OUTSIDE

The front of the property has a block paved driveway providing off street parking. The rear garden is secluded and provides a peaceful oasis mainly laid to lawn with patio area. There is also an outbuilding perfect for storage which is located to the rear of the garden.

## SITUATION

Situated on one of the area's peaceful roads, Braintree Road is perfectly positioned just moments from shopping and transport facilities. South Ruislip Station is only 0.5 miles away which provides easy access to London via the Central Tube Line and access to both London and the Home Counties via the Chiltern Railways Line. Ruislip Gardens Central Line Station is also a short distance of only 0.5 miles. For those seeking the Metropolitan or Piccadilly Line, they are available at Ruislip Manor which is only a short distance from this home. Alternatively for the motorist, the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the Home Counties. The property is ideally located within the catchment areas of the local highly regarded schools, such as Ruislip High School, Field End school and is just a short stroll to the local parks.



### Schools:

St Swithun Wells Catholic Primary School 0.6 miles  
Deanesfield Primary School 0.6 miles  
Ruislip High School 0.4 miles



### Train:

Ruislip Gardens 0.3 miles  
South Ruislip 0.4 miles  
Ruislip Manor 0.9 miles



### Car:

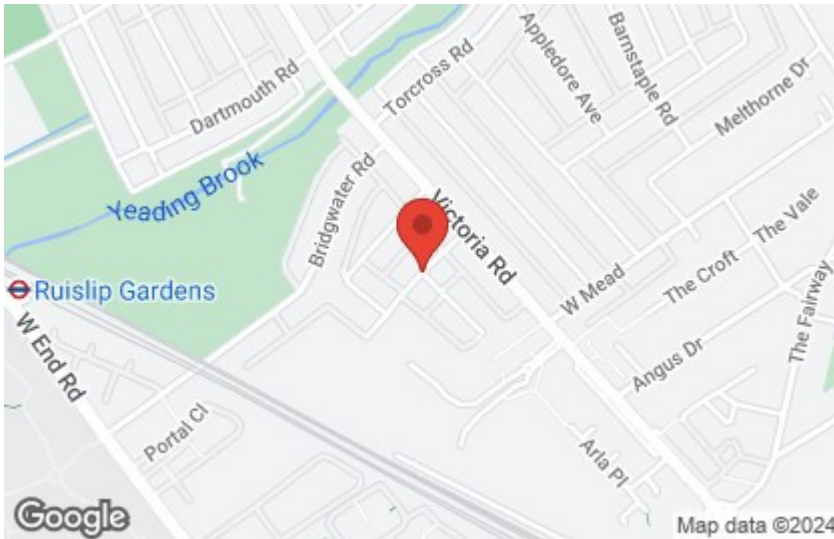
M4, A40, M25, M40



### Council Tax Band:

D

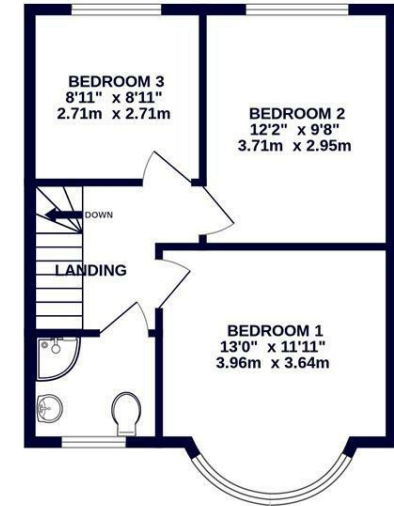
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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		
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		EEA 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.