

# Victoria Road

Ruislip • Middlesex • HA4 0EH

Guide Price: £550,000



coopers  
est 1986



# Victoria Road

Ruislip • Middlesex • HA4 0EH

Welcome to Victoria Road, Ruislip - a charming terraced house that could be your next dream home! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make memories.

THREE BEDROOMS

TERRACED

LIVING ROOM

DINING ROOM

KITCHEN

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

IDEAL LOCATION

GARDEN

CHAIN FREE

956 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**

As you step inside, you'll be greeted by a lovely living room at the front of the house, ideal for cosy evenings in front of the fireplace. The dining room at the rear leads out to a beautiful garden, perfect for enjoying a cup of tea on a sunny afternoon. The galley kitchen is a quaint space where you can whip up delicious meals for your family to enjoy. Upstairs, you'll find a family bathroom on the first floor, offering convenience and comfort for your daily routines. This 'A' type manr home is full of character and warmth, just waiting for you to add your personal touch. Don't miss out on the opportunity to make this terraced house in Ruislip your own. With its inviting living spaces and desirable location, this property has the potential to become your perfect haven. Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful home on Victoria Road.

### **Outside**

The front garden offers mature shrubs and privacy with a small wall. The rear garden includes a patio towards the home and a large lawn leading to the end.

### **Situation**

Located on Victoria Road, the property is situated close to South Ruislip's shopping facilities and transport links, including the Metropolitan, Piccadilly and Central lines, plus easy access to the A40 leading to London and the Home Counties. There are many highly regarded schools in the area such as Field End School and Queensmead, plus Victoria Road's retails including Sainsbury's Homebase, Halford's, Cineworld and many more.



### Schools:

Deanesfield Primary School 0.3 miles  
St Swithun Wells Catholic Primary School 0.3 miles  
Field End Infant School 0.5 miles



### Train:

South Ruislip 0.3 miles  
Ruislip Gardens 0.7 miles  
Eastcote 1.2 miles



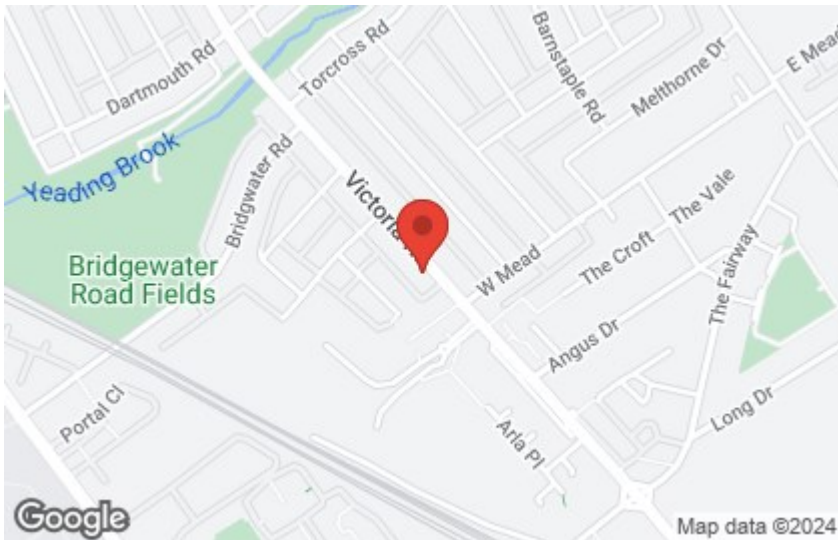
### Car:

M4, A40, M25, M40

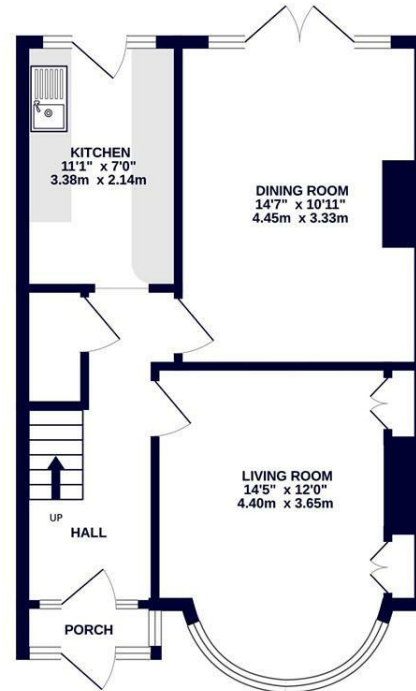


### Council Tax Band:

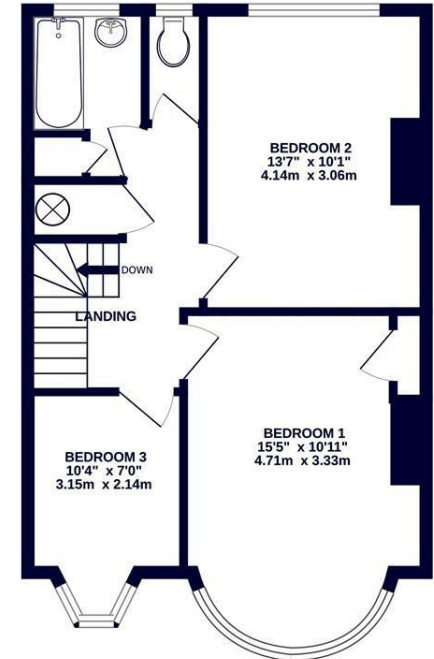
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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.  
Made with Metropix ©2024



**01895 677 400**  
**71 Victoria Road, Ruislip Manor,**  
**Middlesex, HA4 9BH**  
ruislipmanor@coopersresidential.co.uk

**CoopersResidential.co.uk**

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 - higher running costs	F		
Very energy inefficient - higher 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.