

# Cardinal Road

Ruislip • Middlesex • HA4 9QE

Asking Price: £700,000



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est 1986



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Presenting this stunning, three bedroom semi detached home, Coopers are proud to bring to the market this flawless property that is ready to move in and enjoy. Set on a quiet residential road this extended property is situated a short distance from Eastcote High Street and Station (Metropolitan/Piccadilly lines) and offers motorists easy access to A40/M25 links.

SEMI DETACHED HOUSE

THREE BEDROOMS

MODERN DECOR THROUGHOUT

OFF STREET PARKING

LARGE LIVING ROOM

OPEN PLAN KITCHEN/DINING AREA

UTILITY ROOM

DOWNSTAIRS CLOAKROOM

GARAGE

1,139 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 this impressive home you are greeted by the spacious hallway that allows access to the ground floor accommodation. The living room is located on the right hand side and boasts amazing living space. As you make your way through you will find the downstairs w.c and plenty of storage space. The dining area is in the heart of the home which seamlessly flows into the modern fitted kitchen/ breakfast room at the rear. The kitchen impresses with its abundance of quartz worktop and storage space as well as integrated appliances. Located just off of the kitchen is the utility room housing the boiler, washing machine and drier. The rear garden can be accessed from the kitchen. Stairs rise to the first floor which includes two large double bedrooms as well as a single bedroom. The family bathroom is located at the rear of the home with its separate bath, shower, toilet and basin.

## OUTSIDE

The front of the property has a paved driveway for off street parking. The rear garden has been beautifully appointed to enjoy the summer months with a garage on the side and lawn at the end of the garden to catch the fading sun at the end of the day.

## SITUATION

This property is conveniently situated under a mile from Eastcote with its selection of shops, cafes and restaurants such as Costa Coffee, Tesco Express and Sainsbury's. The Metropolitan, Piccadilly and Central lines are located nearby providing access to Baker Street and the City. The Metropolitan and Piccadilly Line is available at Eastcote Station which is only 0.7 miles away. The A40 is also only a short drive away which is ideal for commuters seeking connections to London or the Home Counties. There are also several green spaces in the local area to include Cavendish Recreation ground which is a 2 minute walk away. Victoria Road retail park is also close by and offers shops such as Sainsbury's, Homebase, Halfords, Currys and many more.





### Schools:

Pinner High School 0.38 miles  
Newnham Junior School 0.19 miles  
Field End Junior and Infant School 0.49 miles



### Train:

Eastcote Station 0.42 miles  
South Ruislip 1.27 miles  
Ruislip Gardens 1.36 miles



### Car:

M4, A40, M25, M40



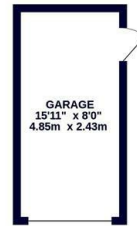
### Council Tax Band:

E

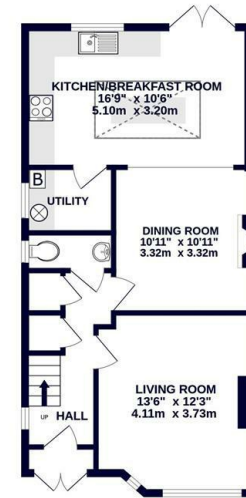
(Distances are straight line measurements from centre of postcode)



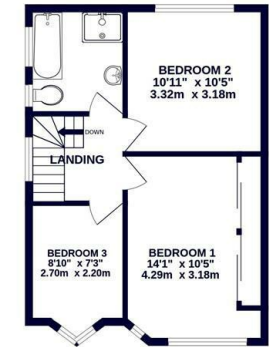
OUTBUILDING  
127 sq.ft. (11.8 sq.m.) approx.



GROUND FLOOR  
581 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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.  
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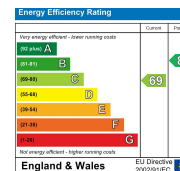


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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.