

Diamond Road

Ruislip • • HA4 0PG
Offers In Excess Of: £500,000



coopers
est 1986

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Ruislip • • HA4 0PG

Situated in the heart of South Ruislip, this three bedroom terraced property has the potential to personalise or improve. The property is offered to the market with no upper chain and ready to occupy, with scope to extend, ideal for a rear ground floor and loft extension subject to the necessary permissions, making it the perfect family home. The property, located on Diamond Road, is just a short walk from handy shops, highly rated schools and tube links into London.

TERRACED

THREE BEDROOMS

CHAIN FREE

LIVING ROOM

DINING ROOM

KITCHEN

IDEAL LOCATION

PRIVATE GARDEN

OFF STREET PARKING

820 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

Presenting to the market this superb three bedroom terraced home which is well located to an array of local amenities and offers a blank canvas for the next owners. On the ground floor the entrance opens to the hallway with stairs rising to the first floor and a door leading through to the well proportioned living room. It benefits from a window to the front and a feature fireplace. The separate dining room is located towards the the rear of the house. From the dining room there is a patio door providing access to the garden. There is a fitted kitchen also to the rear of the house which offers fitted space with plenty of storage. Upstairs on the first floor there are three bedrooms. Two are good size doubles with the master benefitting from fitted wardrobes and the third bedroom is a single size with storage space. Finally there is a fitted bathroom and separate w.c.

OUTSIDE

To the front of the house is a paved gated driveway for off street parking. To the rear is a garden mainly laid to lawn, there is also a greenhouse with self opening window. Finally there is a garage and gated access road to rear.

LOCATION

Diamond Road is located in the heart of South Ruislip. Diamond Road is within close proximity of South Ruislip and Eastcote high street offering a selection of shops, cafes and restaurants. South Ruislip Station is within walking distance and has access to both the Central Line and Chiltern Railways. The Chiltern Railways service travels into London Marylebone in 20 minutes. The Metropolitan/Piccadilly lines are accessed at Eastcote Station providing access to Baker Street and the City. It is also conveniently located to the A40/M25 providing access into London and the Home Counties. There is a number of highly regarded schools nearby including Field End, Bourne, Ruislip High and Rooks Heath secondary school. Victoria Road retail park is close by offering shops such as Homebase, Sainsburys, Tk Maxx and many more.



Schools:

Deanesfield Primary 0.2 miles
St Swithun Wells Catholic Primary 0.5 miles
Queensmead 0.2 miles



Train:

South Ruislip 0.6 miles
Northolt 1.1 miles
Ruislip Gardens 1.1 miles



Car:

M4, A40, M25, M40

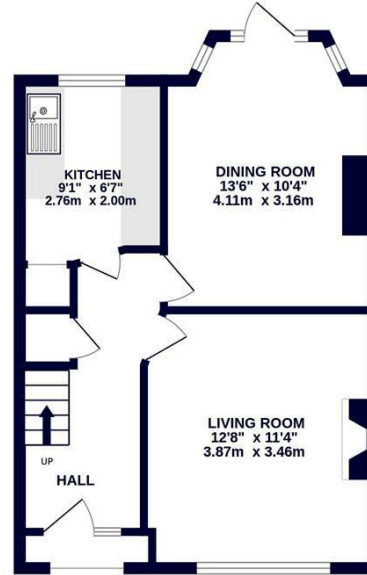


Council Tax Band:

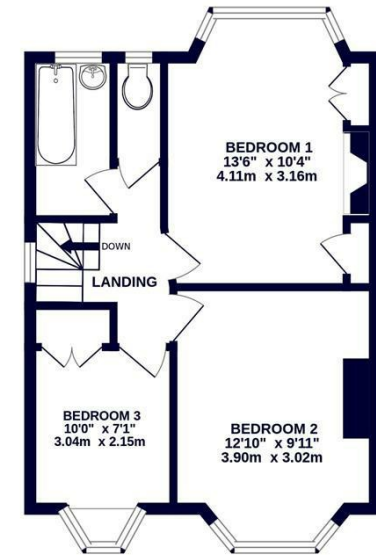
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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 - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
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.