

Wingfield Way

Ruislip • Middlesex • HA4 6RG
Offers In Excess Of: £475,000



coopers
est 1986

Wingfield Way

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A two bedroom bungalow set in South Ruislip and located within easy reach to local shops, transport links and the A40/M40 road connections. This house is full of potential and offers low maintenance living over one single level. It is well presented throughout and offers both a modern fitted kitchen and bathroom. There is the added benefit of off street parking via own drive and an impressive rear garden of approximately 100ft.

Chain free

Bungalow

Semi detached

Two bedrooms

Living room

Kitchen

Bathroom

Garden

Off street parking

Scope to extend (STPP)

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.





Property

This modern and bright two bedroom home offers fantastic potential to be turned into a larger family home. To the ground floor it comprises an entrance porch and hallway which leads to the living room on the left hand side and the master bedroom to the rear of the property which overlooks the garden. To the right hand side is the second bedroom and the kitchen to the rear. The kitchen has ample space for all white goods and has plenty of worktop space with tiled splashbacks, wooden flooring and ample room for a dining table and chairs. There is also a fitted bathroom with white sanitary ware.

The house is currently un-extended and there is the opportunity to extend should you require extra space, many houses on the road have converted the loft to create further bedroom space and to the rear there is fantastic scope for further living and entertaining space (subject to the usual planning consents). This house is full of potential and offers a superb opportunity to further improve and enhance whilst being a great home in its current form.

Outside

To the front of the house is a paved driveway with space for multiple vehicles. There is side access round to the rear where there is an impressive garden of approximately 100ft. The garden is mostly laid to lawn and is well secluded by mature trees and shrubbery. There is also a patio area ideal for a garden table and chairs for use in the spring/summer months and there is also a storage shed.

Location

Wingfield Way is just off West End Road which is a popular residential road that runs through the heart of South Ruislip and is in close proximity to Ruislip High Street with its array of shops and restaurants. These include Marks and Spencers, Waitrose, Pizza Express, Zaza and Cafe Rouge. There are a number of tube stations offering a reliable service into The City, West End and Baker Street via either the Metropolitan or Piccadilly line from Ruislip Station. Alternatively South Ruislip Station is serviced by both tube and train lines into Marylebone Station in around 25 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Ruislip Gardens Primary, Bourne Primary and Ruislip High.



Schools:

Bourne Primary School 0.4 miles
Ruislip Gardens Primary School 0.8 miles
Ruislip High School 0.7 miles



Train:

South Ruislip 0.3 miles
Ruislip Gardens 0.5 miles
Ruislip Manor 1.3 miles



Car:

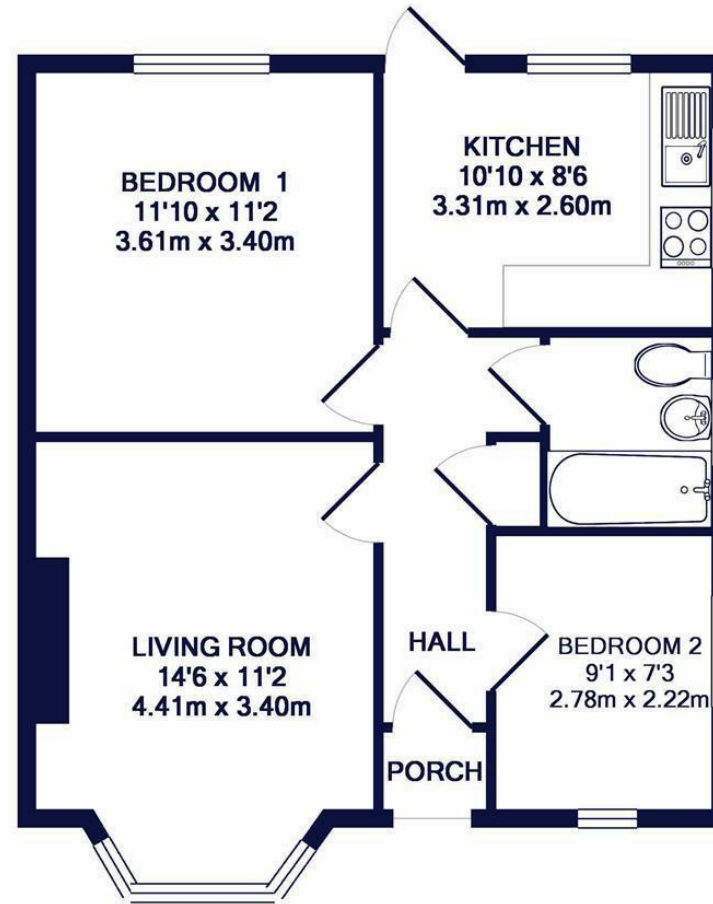
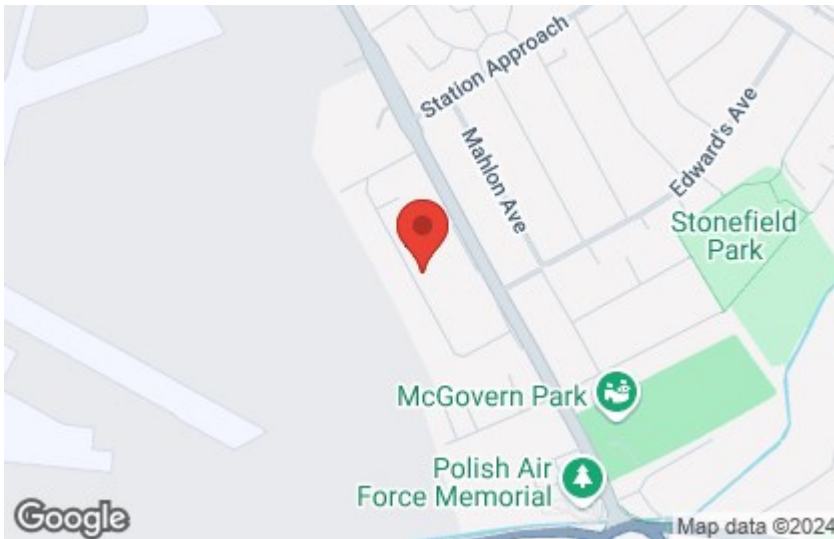
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



TOTAL APPROX. FLOOR AREA 534 SQ.FT. (49.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		

England & Wales
EPC 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.