

Bedford Road

Ruislip • Middlesex • HA4 6LZ
Asking Price: £625,000



coopers
est 1986

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Welcome to Bedford Road, Ruislip - a charming location perfect for those seeking a new home. This delightful three-bedroom semi-detached house offers ample space and potential for the new owners dream home. A viewing of this charming abode is recommended as soon as possible

THREE BEDROOMS

SEMI DETACHED

LIVING ROOM

DINING ROOM

TWO BATHROOMS

UTILITY ROOM

GREAT LOACTION

OFF STREET PARKING

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

1006 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 three bedroom semi-detached house offers a spacious and comfortable living environment. The property features a large living room, providing ample space for relaxation and entertainment which leads onto the dining area creating a seamless flow, perfect for hosting gatherings or enjoying family meals. The fitted kitchen provides ample worktop and storage space with also the luxury of benefiting from a septate utility room. Additionally, the house includes a downstairs bathroom, adding to the overall convenience and functionality of the property. The first floor offers a family bathroom. There are two double bedrooms and a third single bedroom. This house is full of potential and offers generous living space, huge amounts of natural light, original features, and a flexible floor plan for the modern family. It also offers the opportunity to extend (subject to the usual planning consents)

OUTSIDE

The front of the property includes a large driveway for off street parking. The rear garden is an excellent size, with a patio area and is perfect to enjoy in those summer months.

SITUATION

Bedford Road is a quiet residential road, conveniently located for commuters using the central line as Ruislip Gardens station is a 5 minute walk away providing a reliable service into London by both tube and train. The property is about a mile from Ruislip High Street which offers a more extensive range of shops, trendy eateries and cafés including Al Forno, Waitrose, Zaza and Pizza Express. Ruislip Metropolitan/Piccadilly line station is at the end of the High Street and provides regular connections into Baker Street and the City. For the motorist the A40/M25 is a short drive away. The open fields of Ruislip Rugby Fields and Yeading Brook Green are both a 5 minute walk away.



Schools:

Ruislip Gardens Primary School (0.2 mi)
Sacred Heart Catholic Primary School (0.6 mi)
Ruislip High School (0.2 mi)



Train:

Ruislip Gardens (0.2 mi)
Ruislip (0.8 mi)
South Ruislip (0.8 mi)



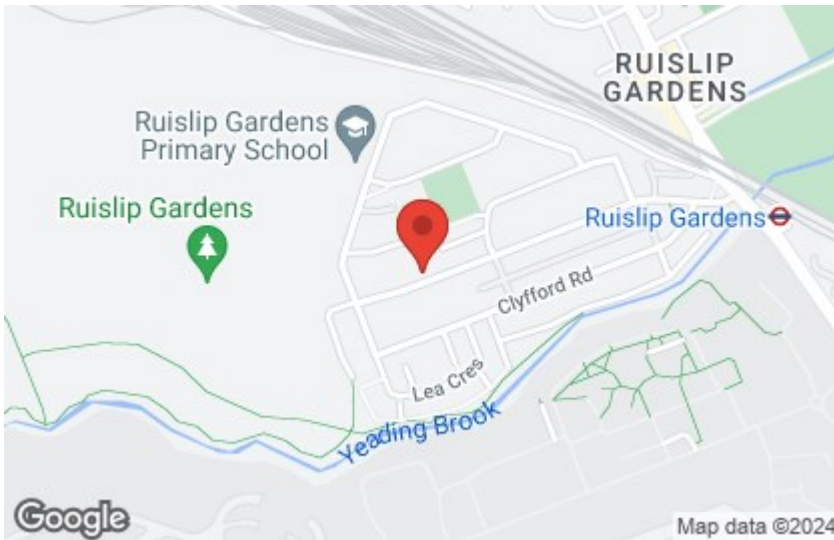
Car:

M4, A40, M25, M40

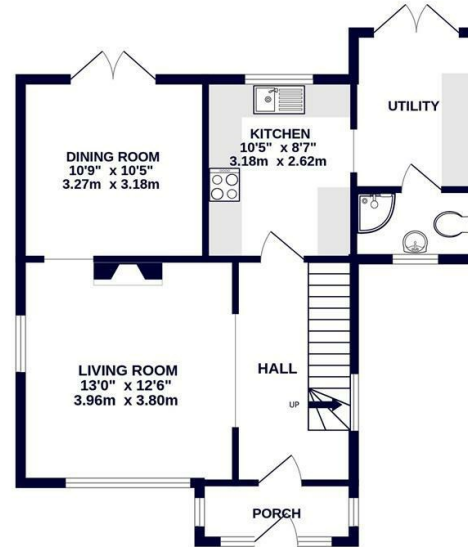


Council Tax Band:

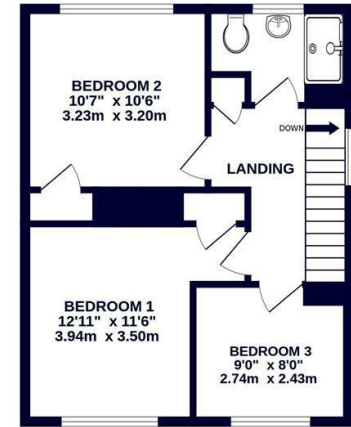
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 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		
Below average energy efficiency - higher running costs	D		
Less energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - 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.