

# Southbourne Gardens

Ruislip • Middlesex • HA4 9SQ  
Guide Price: £425,000



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Offered to the market in a fantastic condition throughout, this two bedroom first floor maisonette is perfect for both first time buyers and buy to let investors, with the home ready to move straight into. Nestled away on the borders of Eastcote and Ruislip Manor, the maisonette is just a short walk from highly rated local schools and handy tube links into London. A viewing of this wonderful adobe is recommended as soon as possible.

Maisonette

First floor

Two bedrooms

Living room

Kitchen

Family bathroom

Large private garden

Leasehold

Close to tube stations

Viewing recommended

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 stylish first floor maisonette offers space and comfort throughout, and is ready for any buyer to simply move into. As you enter the home, the hallway offers ample space for shoes and coats, and stairs that rise to the first floor. From the landing all of the maisonettes accommodation can be accessed. The landing also offers extra storage with two cupboards and access to the loft. The living room is cosy and spacious, and decorated in warm tones. There is also space for a dining table. The kitchen offers a modern feel and boasts base and wall units, worktops and space for integrated appliances. The property has two double bedrooms, with both rooms being able to easily accommodate free standing wardrobes. There is also a built in cupboard in the second bedroom. The family bathroom offers a white bathroom suite and is tiled throughout.

### Outside

The property boasts a private gated garden with a large lawned area surrounded by mature shrubs and hedges for seclusion and privacy. There is a patio area, ideal for alfresco dining and a brick built shed for storage.

### Location

Southbourne Gardens is a superb residential road that is ideally located to both Ruislip Manor and Eastcote making it ideal for those seeking convenience and connections. A short walk away is Eastcote Station which offers the Metropolitan and Piccadilly lines along with a choice of shops, cafes and restaurants throughout the high street. Ruislip Manor is also nearby. This property is also conveniently located to the A40/M25 with it's access into London and the Home Counties. For those seeking green space Cavendish Recreation Ground and Bessingby Park are a short walk away.



### Schools:

Newnham Infant and Nursery School 0.3 miles  
Lady Bankes Junior School 0.3 miles  
Bishop Ramsey Church of England School 0.6 miles



### Train:

Eastcote 0.4 miles  
Ruislip Manor 0.4 miles  
Ruislip 0.9 miles



### Car:

M4, A40, M25, M40



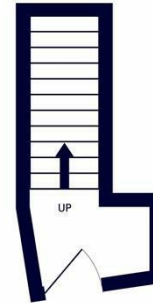
### Council Tax Band:

C

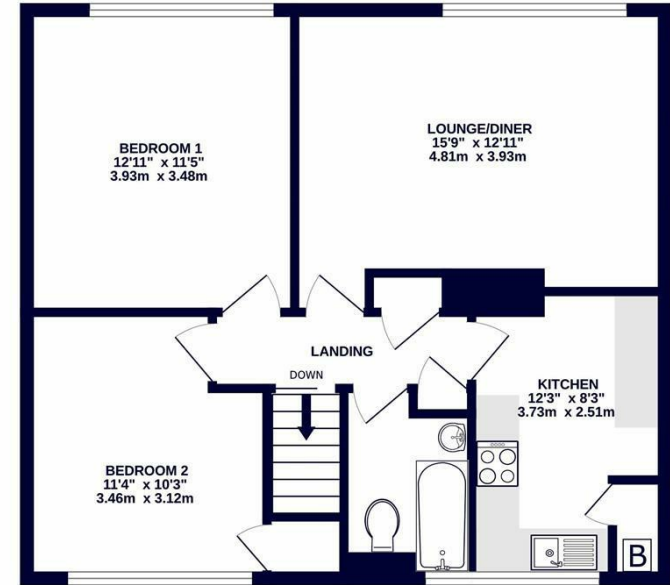
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
49 sq.ft. (4.5 sq.m.) approx.



1ST FLOOR  
651 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher 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.