

Ferncroft Avenue

Eastcote • Middlesex • HA4 9JD

Guide Price: £850,000



coopers
est 1986

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Coopers are delighted to present this four bedroom semi-detached house that offers a spacious and versatile living arrangement. With two bathrooms and an additional downstairs toilet, it provides convenience for a larger household. The property features a comfortable living room, perfect for relaxation, as well as an open plan kitchen/diner, creating a modern and sociable space for cooking and dining. With its ample bedrooms, this house offers flexibility for various living arrangements and provides a comfortable and functional home for a growing family or those in need of extra space.

EXTENDED SEMI DETACHED HOUSE

FOUR BEDROOMS

TWO BATHROOMS

SPACIOUS LIVING ROOM

OPEN PLAN KITCHEN/DINER

UTILITY ROOM

DOWNSTAIRS BEDROOM

LARGE REAR GARDEN

OFF STREET PARKING

1,369 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

Welcome to Ferncroft Avenue, Ruislip - a charming location that is well sought after offering this extended semi-detached house boasting four bedrooms and two bathrooms. Upon entering, you'll be greeted by a spacious hallway that leads to the living room at the front of the home, perfect for relaxing and entertaining guests. Also to the front of the home is the downstairs study and toilet. The modern open plan kitchen/diner at the rear of the property is a highlight, providing a wonderful space for family meals and social gatherings. Additionally, the separate utility room adds a touch of convenience to your daily routine. One of the standout features of this property is the large private garden, offering ample space for outdoor activities, gardening, or simply enjoying the fresh air in your own tranquil oasis. The first floor offers three double bedrooms a further single bedroom with the master benefitting from a generous en-suite.

Outside

The front of the property offers a large paved driveway for off street parking. The rear garden is an excellent space for spending the summer months with its large patio and exceptional lawn.

Location

Situated on one of the area's most sought after roads, Ferncroft Avenue is located in the heart of Eastcote. This residence is perfectly positioned just moments from the area's shopping and transport facilities (Metropolitan/Piccadilly Lines). Eastcote Station is only 0.4 miles walk and a very short drive. Central line train stations are also accessible locally at South Ruislip. Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. For families the property is ideally located within the catchment areas of the local highly regarded schools for all ages and is just a short stroll to the local parks.



Schools:

Newnham Junior and Infant School 0.3 miles
Field End Infant School State School 0.4 miles
Lady Banks Junior School State School 0.4 miles



Train:

Eastcote Station 0.5 miles
Ruislip Manor Station 0.9 miles
Ruislip Gardens Station 1.2 miles



Car:

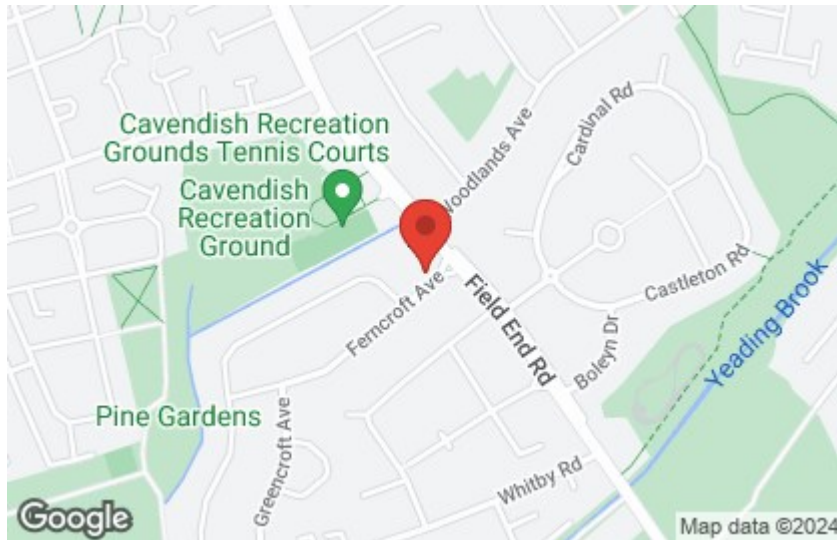
M4, A40, M25, M40



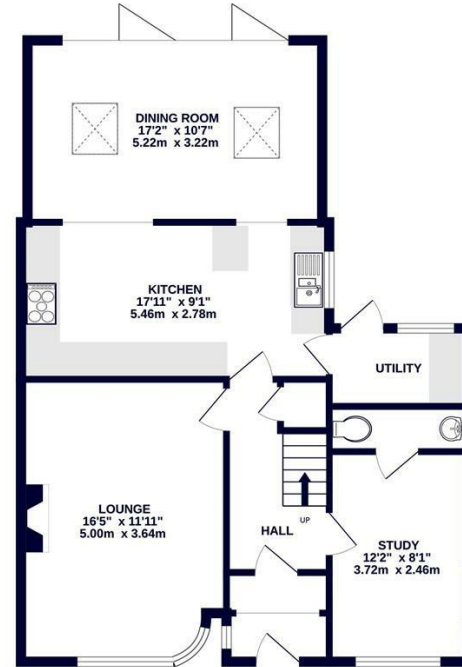
Council Tax Band:

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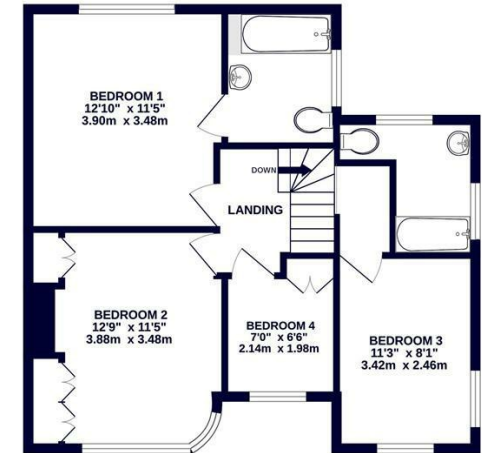
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



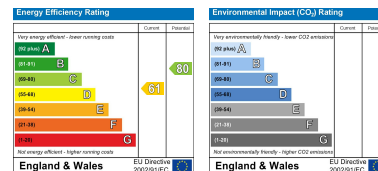
TOTAL FLOOR AREA : 1369 sq.ft. (127.2 sq.m.) approx.

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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