

# Sandown Way

Northolt • Middlesex • UB5 4HZ

Offers In Excess Of: £525,000



coopers  
est 1986

# Sandown Way

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Offered to the market with NO ONWARD CHAIN, this extended two bedroom bungalow is offered to the market in a good condition throughout, ready for any buyer to simply move into. The property is a short walk away from highly rated local schools, handy shops and tube links into London. A viewing of this unique home is recommended as soon as possible.

Chain free

Semi detached bungalow

Two bedrooms

Living room & Dining room

Kitchen

Family bathroom

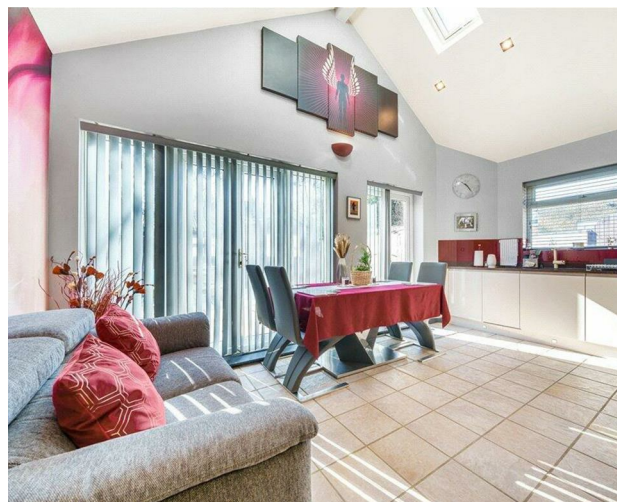
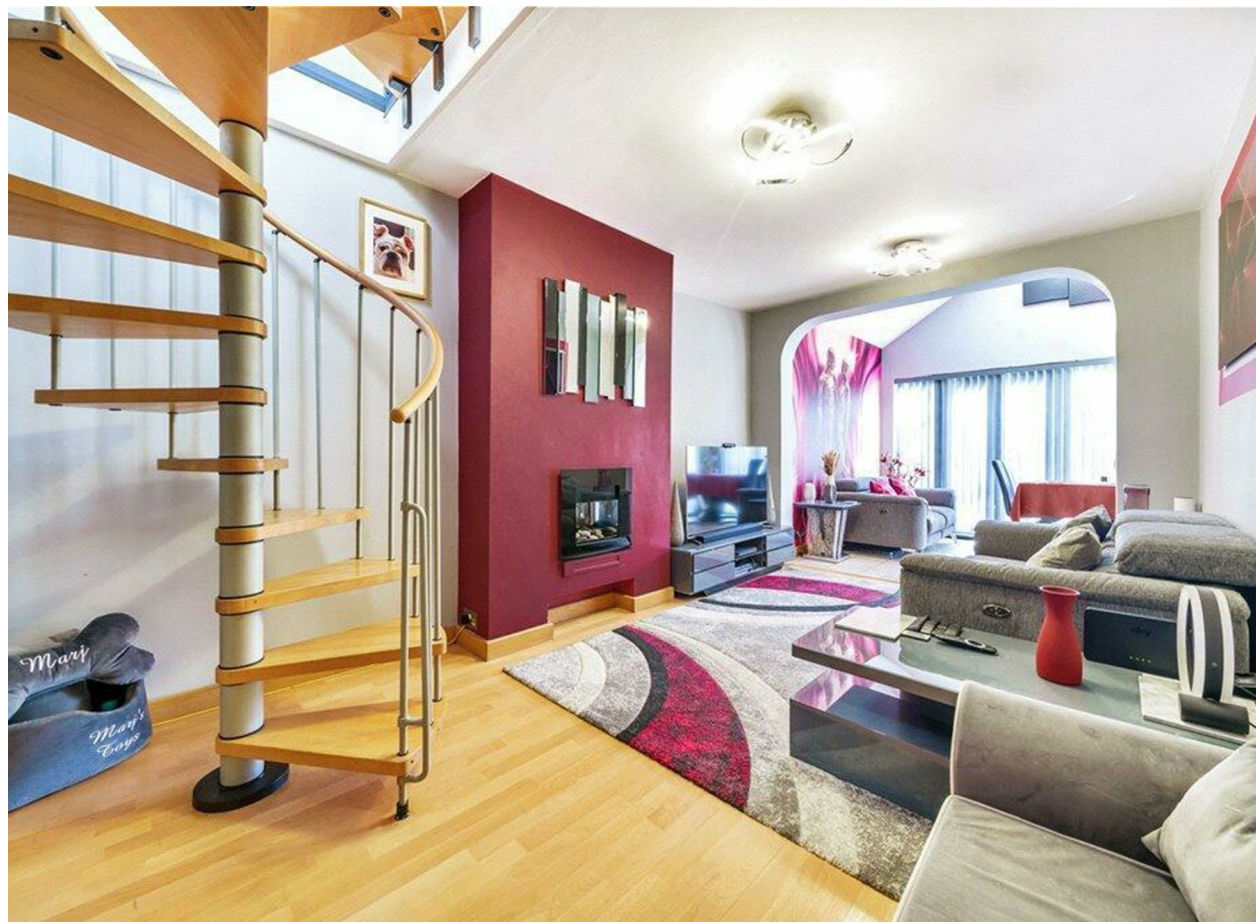
Loft room

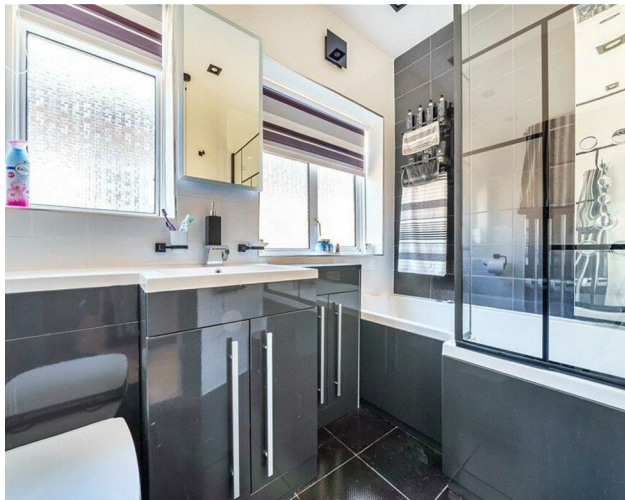
Garden

Garden studio

Off street parking

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.





#### **Direction**

From our office on Victoria Road turn right and right again at the traffic lights onto Park Way which continues into Elm Avenue. At the traffic lights turn right onto Field End Road. Continue down Field End Road to the roundabout and take the second exit. Take the fourth right into Sandown Way, bear right and then the property will be on your left hand side.

#### **Situation**

Sandown Way is a quiet residential location close proximity to South Ruislip / Eastcote / Northolt High Streets offering a selection of shops, cafes and restaurants. The Metropolitan/Piccadilly and Central lines are offered at the local train stations and is it is also conveniently located to the A40/M25 providing access into London and the Home Counties. Nearby are also a selection of highly regarded schools including Field End and Ruislip High School. Victoria Road Retail Park offering shops such as Homebase, Halfords, Comet and many more is a short distance away along with the new 'Old Dairy' development at South Ruislip.

#### **Description**

This stylish and spacious home has been extended and renovated in recent years to create a wonderful, ready for any buyer to simply move into. The property starts with a welcoming hallway offering access to all of the bungalows accommodation. To the front of the property is two generous sized bedrooms, with a built in wardrobe to the master room. The living room is vast and opens onto the dining room. It boasts a feature fireplace and a spiral staircase leading up to loft room, which could work as an office or guest bedroom. The dining room overlooks the garden and features a vault ceiling which adds tremendous depth to the room. The neatly pointed kitchen is clean and sleek, with base and wall units, quartz worktops and AEG integrated appliances. The open planned nature of the three rooms is perfect for those that like to entertain. The property is complete with a family bathroom with a jacuzzi bath which has a stand in shower with shower spray panel and finished in white and black tiles.

#### **Outside**

The front of the property offers a driveway providing off street parking for multiple vehicles. A shared drive to the side of the bungalow offers access to the gated rear garden. The rear garden is low maintenance with large paving slabs and surrounded by a rendered wall provide privacy to this peaceful oasis. To the back of the garden is a garden studio, which included two receptions and a bathroom, offering versatility as both as an office, a gym or simply as storage.



### Schools:

Northolt High School 0.2 miles  
Deanesfield Primary School 0.5 miles  
Willow Tree Primary School 0.2 miles



### Train:

Northolt 0.6 miles  
South Ruislip 0.8 miles  
Northolt Park 0.9 miles



### Car:

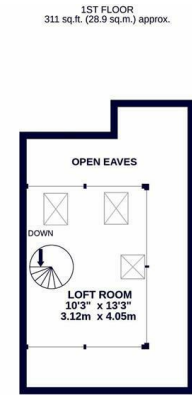
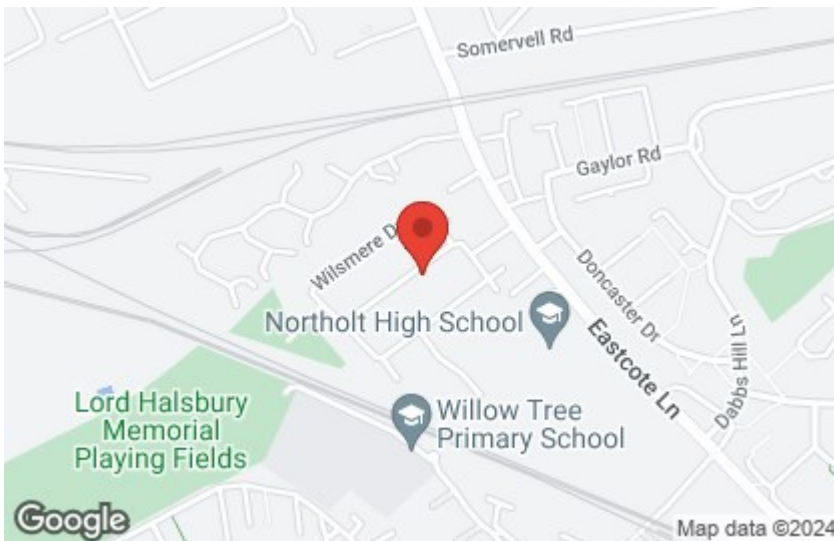
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not 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.