

Angus Drive

Ruislip • Middlesex • HA4 0RZ

Guide Price: £725,000



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est 1986

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Offering style and space throughout, this four bedroom semi has been extended and renovated in recent times to offer buyers luxury living, ready to move straight into. The property is conveniently located on Angus Drive, situated just a short walk from handy tube links into London and highly rated local schools. A viewing of this charming home is recommended as soon as possible.

Semi detached property

Four bedrooms

Living room

Kitchen & dining room

Open plan living

Family bathroom

Downstairs WC

Garden

Off street parking

Immaculately presented throughout

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.





This beautiful semi detached home has been extended and renovated in recent times to offer buyers the perfect family home to simply move into, while still offering scope to further extend, should you wish, subject to the necessary planning permissions. The home starts with a welcoming hallway that allows access to all of the ground floor accommodation and stairs that rise to the first floor. The living room to the front of the house offers a cosy snug to retire to, boasting neutral tones and floods of light from the large bay window. The hub of the home is the kitchen and dining area which has been stylishly renovated to offer a modern finish, with ample base and wall units, worktops and integrated appliances. The central island invites families to congregate and converse. To the back of house, the garage has been converted to a fourth bedroom complete with an ensuite toilet. This versatile room could easily be used for an office space or playroom, should you wish. The downstairs is complete with a WC. To the first floor are three bedrooms. Two doubles, both featuring built in wardrobes, and a large than average single bedroom. The family bathroom features a white bathroom suite, complete with a freestanding bathtub and separate shower cubicle.

Outside

To the front of the property the block paved driveway provides off street parking for multiple vehicles. The rear garden is mainly laid to lawn, with a large patio area which is ideal for alfresco dining. The garden offers mature trees and shrubs, and a shed to the rear of the garden for storage.

Location

Perfectly positioned for convenience, Angus Drive is just moments from South Ruislip's existing and exciting new shopping and transport facilities. For the motorist, there are excellent connections to central London via the M25 and the M40, making it a popular choice for city bankers and professionals. Commuters are well suited with five London Underground stations in the area and with tube and National Rail services from South Ruislip Station which is only half a mile away, travelling into the city via the Central or alternatively via the BR line couldn't be easier - Marylebone Station in just 25 minutes, with regular trains every 15 minutes. Other nearby stations include Ruislip or Ruislip Manor on the Piccadilly/Metropolitan. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity to include St Swithun Wells and Ruislip High School.



Schools:

St Swithun Wells Catholic Primary School 0.2 miles
Deanesfield Primary School 0.3 miles
Queensmead School 0.4 miles



Train:

South Ruislip 0.4 miles
Ruislip Gardens 0.7 miles
Eastcote 1.0 miles



Car:

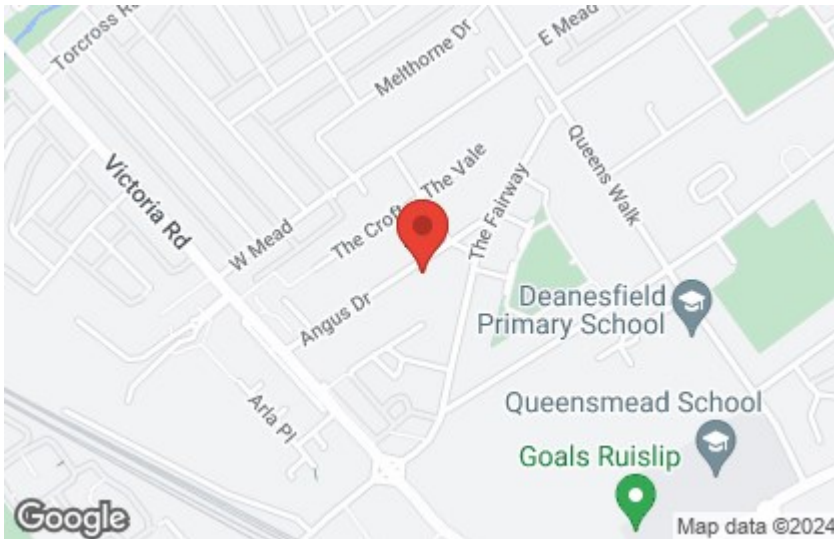
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1292 sq.ft. (120.0 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		
Decent energy efficiency - lower running costs	D		
Decent energy efficiency - lower running costs	E		
Decent energy efficiency - lower running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		EU 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.