

Bridgwater Road

Ruislip • Middlesex • HA4 0EE
Offers In Excess Of: £300,000



coopers
est 1986

Bridgwater Road

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Nestled away in the sought after Bridgwater Road, this two bedroom maisonette is perfect for both first time buyers and buy to let investors, with the home ready to move straight into. The property is situated within walking distance of highly rated local schools and handy tube links into London. A viewing of this wonderful abode is recommended as soon as possible.

TWO DOUBLE BEDROOMS

FIRST FLOOR MAISONETTE

LARGE LOUNGE

FAMILY BATHROOM

FITTED KITCHEN

SOUGHT AFTER LOCATION

PRIVATE REAR GARDEN

IDEAL FOR FIRST TIME BUYERS/INVESTORS

CLOSE TO STATION

582 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 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 living room is cosy and spacious with enough 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. The family bathroom offers a white bathroom suite and is tiled throughout.

OUTSIDE

The rear garden is accessed via the side of the property and has a small lawn, hard standing area, shed and gated access to the rear service road and fields.

SITUATION

Bridgwater Road is a quiet residential road ideally located between Ruislip Manor and South Ruislip's shopping facilities and transport links. The property is set between both Ruislip Gardens and South Ruislip Stations (0.6 miles) which is served by the Central Line and Chiltern Railways. The Central Line offers quick and easy service into Central London and the City whilst the Chiltern Railways line offers a quick service into London Marylebone. Ruislip Manor Station is around 1 mile away and offers both the Metropolitan and Piccadilly Line so there is ample transport links available for those wishing to commute. Furthermore, the A40 can be accessed very quickly with access to London and beyond.



Schools:

St Swithun Wells Catholic Primary School 0.6 miles
Deanesfield Primary School 0.6 miles
Ruislip High School 0.4 miles



Train:

Ruislip Gardens 0.3 miles
South Ruislip 0.4 miles
Ruislip Manor 0.9 miles



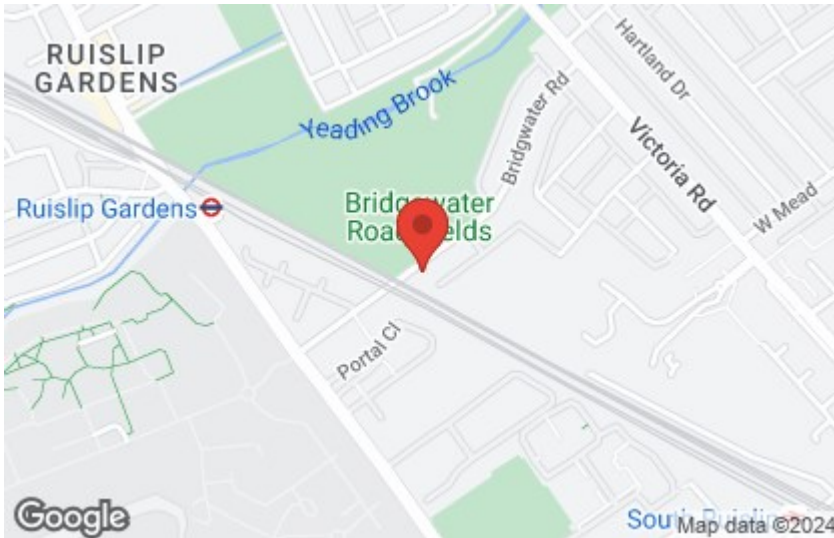
Car:

M4, A40, M25, M40



Council Tax Band:

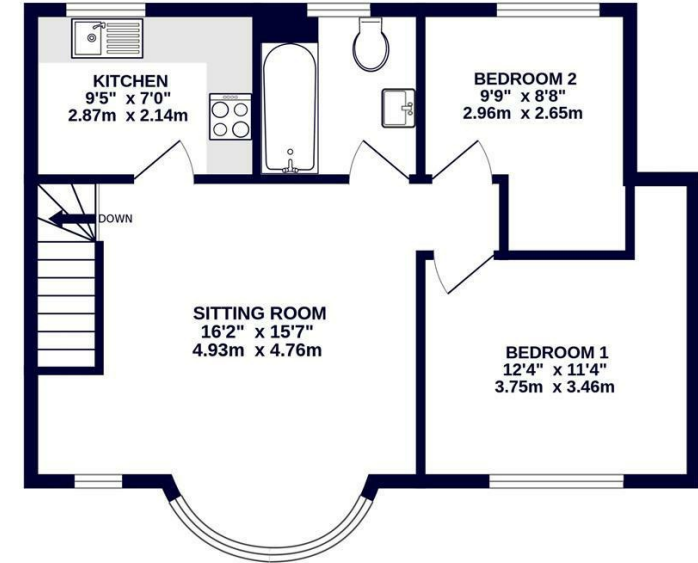
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
43 sq.ft. (4.0 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.0 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	74	79
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - 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.