

Exmouth Road

Ruislip • • HA4 0UN
Asking Price: £475,000



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Offered to the market, this extended two bedroom terraced property is ideal for those seeking to make it their own. The property has been extended and located within walking distance of highly rated local schools as well as tube links. The property briefly comprises two double bedrooms, living room, dining room, fitted kitchen, fully tiled bathroom, driveway and large private garden.

CHAIN FREE

TWO DOUBLE BEDROOMS

LIVING ROOM

DINING ROOM

KITCHEN

BATHROOM

DOUBLE GARAGE

CATCHMENT AREA OF LOCAL SCHOOLS

OFF STREET PARKING

1111 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

Upon entering the property you are greeted with a bright entrance hall giving access to the ground floor rooms. The living area is located at the front of the property with its large bay window allowing light to flood the room. The centre of the home is the dining area which is a great space to entertain and relax with ample room for furniture. The kitchen is situated at the rear of the home with plenty of worktop and storage space as well as access to the rear garden. Stairs rise to the first floor with the master bedroom at the front with built in storage whereas the second bedroom is at the rear. Completing the first floor is the fully tiled bathroom.

OUTSIDE

To the front of the property is a driveway offering off street parking for a car. Majority of the garden has been paved for low maintenance. There is also a large double garage at the end perfect for those seeking additional storage space.

SITUATION

Exmouth Road is positioned just moments from both shopping and transport facilities, in particular the property is conveniently situated for South Ruislip Central Line station with national rail connection which provides services into London in less than thirty minutes. Additionally there are Metropolitan and Piccadilly line rail stations accessible locally at Ruislip Manor and Eastcote Stations. Alternatively for the motorist the A40/Western Avenue is just a short drive away providing direct access into Central London and the surrounding Home Counties. For families the property is ideally located within close proximity of local highly regarded schools including Queensmead & St Swithun Wells School and is just a short stroll to local parks.





Schools:

St Swithun Wells Catholic Primary School 0.1 miles
Deanesfield Primary School 0.3 miles
Queensmead School 0.4 miles



Train:

South Ruislip 0.7 miles
Eastcote 0.8 miles
Ruislip Gardens 0.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



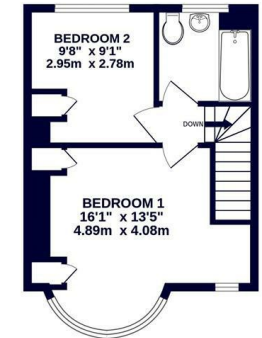
OUTBUILDING
321 sq.ft. (29.8 sq.m.) approx.



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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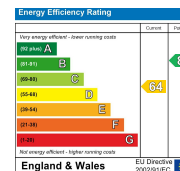
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