

# Sidmouth Drive

Ruislip • Middlesex • HA4 0DA  
Asking Price: £550,000



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Beautifully presented throughout, this three bedroom terrace property offers buyers space, style and elegance throughout. The perfect home for any buyer. Located on Sidmouth Drive, the home is situated within walking distance of highly rated local schools and handy tube links into London. A viewing of this home is recommended as soon as possible.

TERRACED

THREE BEDROOMS

LIVING ROOM

KITCHEN

DOWNSTAIRS BATHROOM

EN SUITE TO MASTER BEDROOM

GARAGE

OFF STREET PARKING

GARDEN

921 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

Enter the property which allows access immediately to the living room which offers an abundance of space to relax as well as entertain. Light fills the room through the bay window. The fitted kitchen and dining room is located at the back of the home with its ample worktop and storage space, the kitchen leads directly into the rear garden.

Completing the ground floor is the fully tiled family bathroom which is located at the rear of the home. The first floor includes two double bedrooms and a single bedroom. The master bedroom also benefits from the use of an en suite shower room.

## OUTSIDE

The well maintained rear garden includes a patio area towards the home, large lawn as well as a pathway leading to the garage at the rear.

## SITUATION

Sidmouth Drive is a residential road within walking distance to three high streets with a wide range of shops and eateries. Commuters are well suited with a number of underground stations in the area and with tube and National Rail services from South Ruislip Station only half a mile away, travelling into the city via the Central line or into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. Other nearby stations include Ruislip Manor (Piccadilly/Metropolitan) For the motorist this house is conveniently located to the A40/M25 with it's access into London and the Home Counties. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Ruislip High, Ruislip Gardens Primary and Ladybankes. Highgrove gym and swimming pool is a 10 minute drive away.



### Schools:

Ruislip High School 0.1mile  
Lady Bankes Infant School 0.2 miles  
Ruislip Gardens Primary School 0.6 miles



### Train:

Ruislip Gardens Station 0.4 miles  
Ruislip Manor Station 0.5 miles  
Ruislip Station 0.6 miles



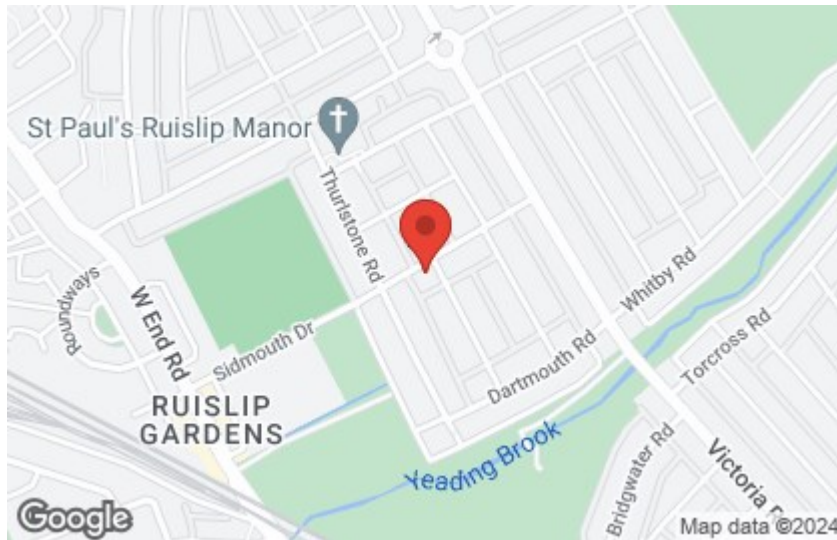
### Car:

M4, A40, M25, M40



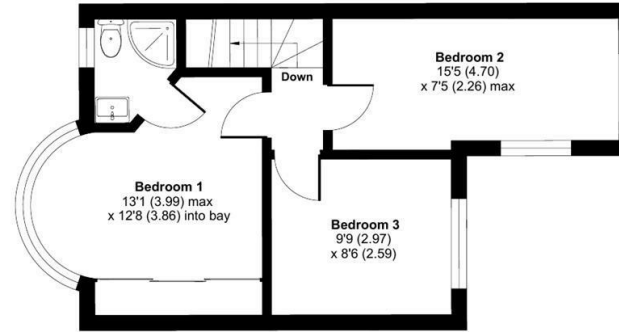
### Council Tax Band:

(Distances are straight line measurements from centre of postcode)

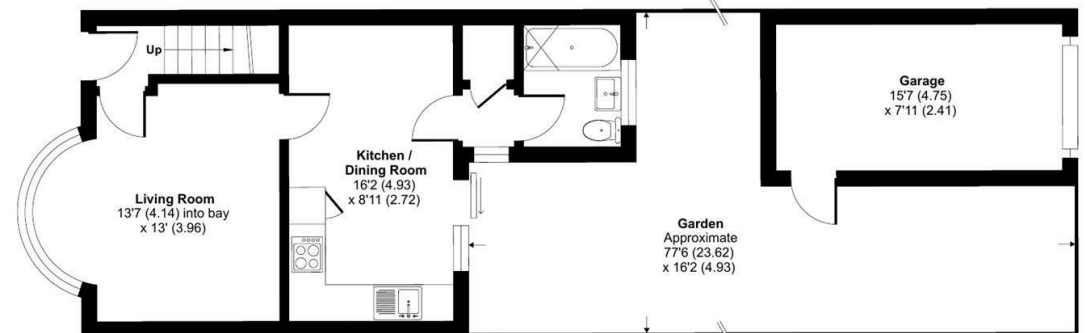


## Sidmouth Drive, Ruislip, HA4

Approximate Area = 796 sq ft / 73.9 sq m  
Garage = 125 sq ft / 11.6 sq m  
Total = 921 sq ft / 85.5 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Coopers. REF: 1173833



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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		
Least 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.

