

# Springfield Gardens

Ruislip • Middlesex • HA4 9TQ  
Offers In Excess Of: £675,000



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CHAIN FREE - This well-proportioned three-bedroom semi-detached house, spanning 902 sq ft (83.8 sq m) across two floors, offers an ideal family home located on the popular Springfield Gardens in Eastcote. The property features a practical layout with generous living space and a private garden, perfect for modern family living. There is potential to extend the property subject to the necessary planning permissions.

CHAIN FREE

SEMI-DETACHED HOUSE

THREE BEDROOMS

FAMILY BATHROOM

LARGE THROUGH LOUNGE

GALLEY KITCHEN

DOWNSTAIRS W.C.

POTENTIAL TO EXTEND (STPP)

QUIET LOCATION

902 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

As you enter the home through the porch you find the spacious hallway that allows access to all ground floor rooms. The ground floor features a large double reception room measuring 29'3" x 9'11" (8.91m x 3.01m), ideal for both living and dining, with access to a private garden via sliding doors. A modern galley kitchen, convenient storage space and a downstairs w.c. complete the ground floor. Upstairs, there are three bedrooms, including a generous 14'8" x 11'0" (4.46m x 3.36m) master, along with a family bathroom. Located in a peaceful part of Eastcote with easy access to local amenities and transport, this property is perfect for growing families.

### Outside

This property benefits from an abundance of outside space surrounding the majority of the property. A green lawn stretches from the front of the home all the way round the side to the driveway allowing private off street parking. The rear garden is secluded with a patio area towards the home, brick storage building as well as a lawn towards the rear.

### Situation

Located on a quiet residential road, Springfield Gardens overlooks Cavendish Recreation Grounds and is conveniently located for both Ruislip Manor and Eastcote High Streets offering trendy eateries, shops and transport Ruislip Manor or Eastcote tube stations (Metropolitan/Piccadilly). Whilst South Ruislip (Central line/BR) station is a 5 minute drive away. For the motorist the A40/M40 and M25 road links offering easy access to London and the Home Counties, and for families, it is nearby to some of the local schools including Newnham, Lady banks, Haydon and Bishop Ramsey. Bessingby, Cavendish and Shenley Parks are all nearby.



### Schools:

Newnham Infant and Nursery School 0.3 miles  
Lady Bankes Infant School 0.3 miles  
Bishop Ramsey Church of England School 0.6 miles



### Train:

Eastcote 0.3 miles  
Ruislip Manor 0.5 miles  
Ruislip Gardens 0.9 miles



### Car:

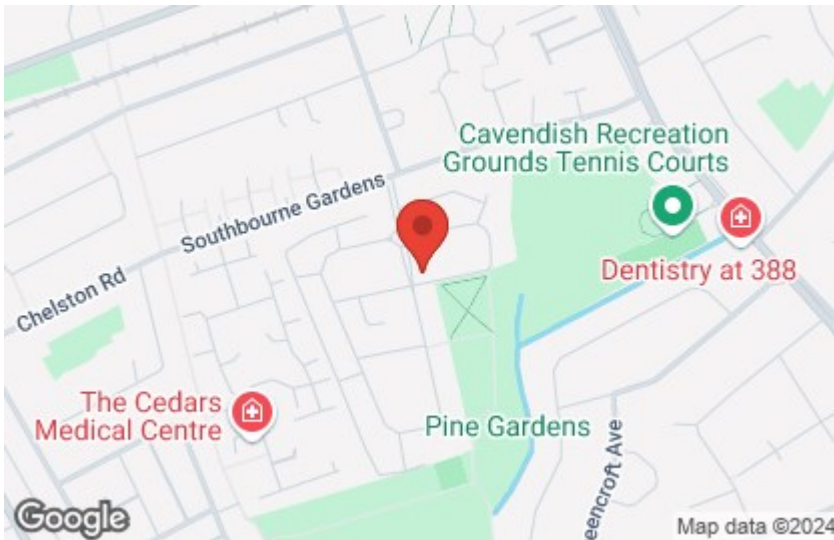
M4, A40, M25, M40



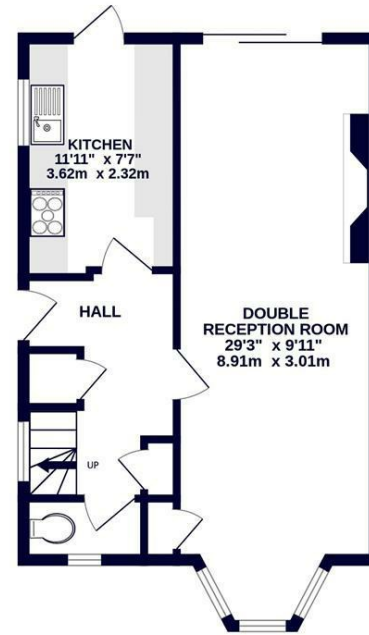
### Council Tax Band:

E

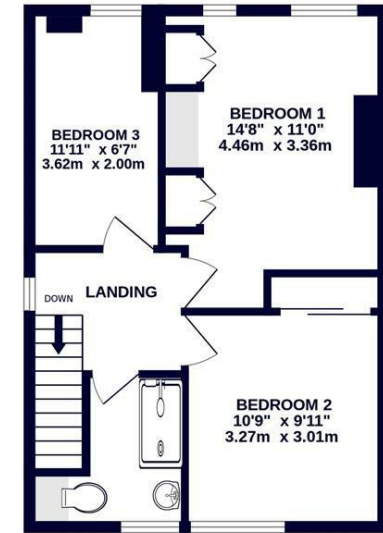
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

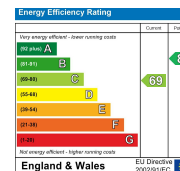
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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