

The Vale

Ruislip • Middlesex • HA4 0SG

Guide Price: £540,000



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Presenting a charming and spacious two bedroom semi-detached bungalow, located on the highly desirable The Vale. With a total floor area of approximately 735 sq.ft (68.3 sq.m), this beautifully designed home offers generous living spaces and a versatile layout, perfect for those seeking a relaxed lifestyle in a prime location. This is a rare opportunity to secure a lovely home in a highly sought-after area. Contact us today to arrange a viewing and explore the full potential of this delightful semi-detached bungalow.

CHAIN FREE

SEMI DETACHED BUNGALOW

TWO DOUBLE BEDROOMS

OFF STREET PARKING

CUL-DE-SAC

LARGE LIVING ROOM

SEPARATE DINING ROOM

WELL MAINTAINED REAR GARDEN

QUIET ROAD

735 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 property, you are welcomed by a central hallway that allows access to all rooms. Towards the rear of the home you will find the impressive living room, measuring 19'3" x 9'10" (5.87m x 2.99m). This bright and inviting space is ideal for both relaxing and entertaining, featuring large windows that flood the room with natural light. The property boasts a well-proportioned dining room, measuring 12'10" x 11'4" (3.92m x 3.46m), providing a wonderful space for hosting meals with family and friends. The adjacent kitchen, measuring 16'1" x 7'7" (4.90m x 2.32m), is thoughtfully designed with ample storage and worktop space, making it practical and functional for everyday cooking. The bungalow features two generously sized bedrooms. The master bedroom, measuring 13'9" x 10'7" (4.19m x 3.22m), offers a tranquil retreat with plenty of space for wardrobes and additional storage. The second bedroom, measuring 9'0" x 8'8" (2.74m x 2.65m), is equally well-sized, making it perfect for use as a guest room, home office, or nursery. Completing the property is the family bathroom, conveniently located off the hallway.

OUTSIDE

The front of the property is paved to allow off street parking with a driveway with side access leading to the garden at the rear. The rear garden is beautifully appointed with a patio running from the property to the end of the garden. The centre of the garden has a well maintained lawn and flower beds to the side. The garden is complete with the useful shed for ample storage.

SITUATION

The Vale is a quiet cul de sac set within walking distance of Ruislip Manor and South Ruislip shops and amenities. South Ruislip station offers the Central lines and National Rail, whilst Ruislip Manor station is nearby providing the Metropolitan and Piccadilly lines which offer easy access to the City and West End. For the motorist, this property is conveniently located to the A40/M25 with its access into London and the Home Counties. For families, it is nearby to a number of parks, woodland and highly regarded schools.





Schools:

Deanesfield Primary School 0.3 miles
St Swithun Wells Catholic Primary School 0.3 miles
Bourne Primary School 0.5 miles



Train:

South Ruislip 0.4 miles
Ruislip Gardens 0.7 miles
Eastcote 1.1 miles



Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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++ (92-100)		
A+ (89-91)		
A (85-88)		
B (82-84)		
C (79-81)		
D (76-78)		
E (73-75)		
F (69-72)		
G (65-68)		
Not energy efficient - higher running costs		
England & Wales		

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.