

Bideford Road

Ruislip • Middlesex • HA4 0UB

Guide Price: £750,000



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This wonderfully presented end of terrace property comes to the market finished to a fantastic standard throughout, perfect for any family to move straight into. This four bedroom home has been extended to the side and rear allowing ample space for the whole family. Additional benefits include underfloor heating throughout the ground floor, new kitchen, utility and bathroom. The property is located within a short distance to highly rated schools, and convenient tube stations.

END TERRACE HOUSE

FOUR BEDROOMS

TWO BATHROOMS

NEW KITCHEN/BREAKFAST ROOM

UTILITY ROOM

UNDERFLOOR HEATING DOWNSTAIRS

WELL MAINTAINED GARDEN

LARGE DOUBLE GARAGE

OFF STREET PARKING

1,638 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 stunning four bedroom end of terrace family home incorporates well proportioned rooms which creates an impressive, practical living space. On the ground floor are two reception areas designed for modern family living, with the emphasis on space and comfort. Upon entering the house, there is a hallway with direct access to the stairs. The dining area/lounge is to the left hand side of the hallway and is tastefully decorated and benefits from a suntrap bay window. The second reception room is located to the right hand side of the entrance which could be used as a guest room or an office. Further benefits on the ground floor include a utility room, bathroom and underfloor heating throughout. The extended kitchen and breakfast area, boasts an abundance of light from the double doors to the rear, overlooking the beautifully manicured garden. The high specification kitchen is complete with plenty of storage and worktop space with views over the secluded garden. The first floor accommodates four bedrooms (three double bedrooms and a single bedroom). The upstairs is complete with a modern tiled family bathroom.

Situation

Situated on one of the area's most sought after roads, Bideford Road is perfectly positioned just moments from shopping and transport facilities. South Ruislip Station is only 0.5 miles away which provides easy access to London via the Central Tube Line and access to both London and the Home Counties via the Chiltern Railways Line. Ruislip Gardens Central Line Station is also a short distance of only 0.5 miles. For those seeking the Metropolitan or Piccadilly Line, they are available at Ruislip Manor which is only a short distance from this home. Alternatively for the motorist, the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the Home Counties. The property is ideally located within the catchment areas of the local highly regarded schools, such as Ruislip High School, Field End school, Ladybankes primary school, Queensmead high school and is just a short stroll to the local parks.

Outside

To the front of the property is a new block paved driveway which provides space for off street parking. To the rear is a beautifully manicured garden with both a lawned and patio area. A pathway leads to the end of the garden, where there is a double garage fitted with electric, water and lighting along with storage space. Also there is a workshop and shed in addition to the double garage offering plenty of storage or scope to convert into a summer house / garden office. Finally there is also access to the service road from the rear of the garage.



Schools:

St Swithun Wells Catholic Primary School (0.4 mi)
Ruislip High School (0.5 mi)
Field End Infant and Junior school & Ladybankes (0.6mi)



Train:

Ruislip Gardens (0.5 mi)
South Ruislip (0.5 mi)
Ruislip Manor (0.9 mi)



Car:

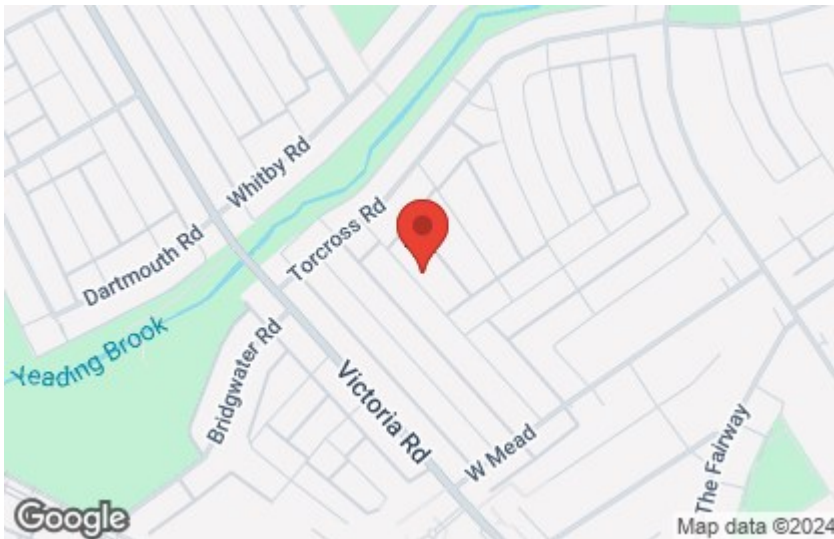
M4, A40, M25, M40



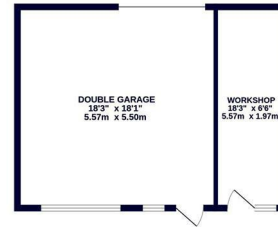
Council Tax Band:

E

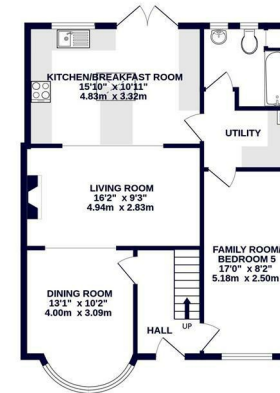
(Distances are straight line measurements from centre of postcode)



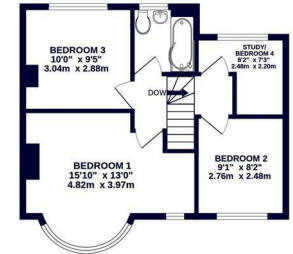
OUTBUILDING
448 sq.ft. (41.6 sq.m.) approx.



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.2 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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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
E3 (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.