

# Torrington Road

Ruislip • Middlesex • HA4 0AT  
Offers In Excess Of: £700,000



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est 1986

# Torrington Road

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Offering space and comfort throughout, this extended four bedroom end terrace property comes to the market in a great condition, ready for any family to simply move straight in.

The home is ideally located within walking distance of highly rated local schools and handy tube links into London. A viewing of the wonderful abode is recommended as soon as possible.

End terrace

Four bedrooms

Extended

Living & dining room

Kitchen

Conservatory

Family bathroom

Garden

Garage

Off street parking

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.





### Property

This spacious and stylish property has been extended and renovated in recent years to offer the perfect family home. The house starts with a welcoming hallway that allows access to all of the ground floor accommodation. The open plan living and dining room offers the perfect reception for those that love to entertain, with plenty of room for a relaxing seating area and space for the most sociable of dining tables. The bespoke kitchen boasts a range of base and wall units, worktops and space for integrated appliances. The conservatory overlooks the rear garden and offers an additional reception room. To the first floor are four bedrooms, two of which boasts built in wardrobes. The family bathroom offers a white bathroom suite and is tiled throughout.

### Outside

The driveway to the front of the property offers off street parking for multiple vehicles. The rear garden is mainly laid to lawn with surrounding shrubs and a patio area for alfresco dining. A path leads down to the shed and garage located at the back of the garden.

### Location

Torrington Road is a tree lined residential road within walking distance of both Ruislip High Street and Ruislip Manor. Located in close proximity to a number of local outstanding schools including Sacred Heart, Lady Bankes Ruislip and Bishop Ramsay High Schools. Ruislip, Ruislip Manor and Ruislip Garden tube stations are nearby providing a reliable service into the City and West End on the Central/Metropolitan/Piccadilly lines. The house is conveniently located to the A40/M25 with its access into London and the Home Counties. Shenley and Bessingby Parks are near. Alternatively Highgrove gym and swimming pool is only 15 minutes walk away.



### Schools:

Ruislip Gardens Primary School 0.4 miles  
Sacred Heart Catholic Primary School 0.4 miles  
Lady Bankes Primary School 0.5 miles



### Train:

Ruislip 0.4 miles  
Ruislip Gardens 0.5 miles  
Ruislip Manor 0.5 miles



### Car:

M4, A40, M25, M40



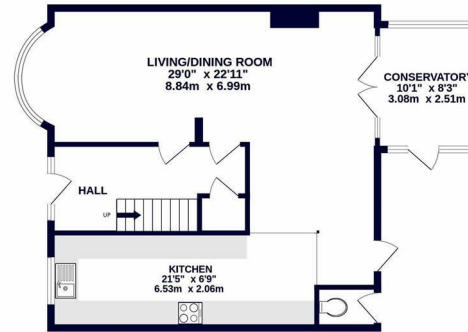
### Council Tax Band:

F

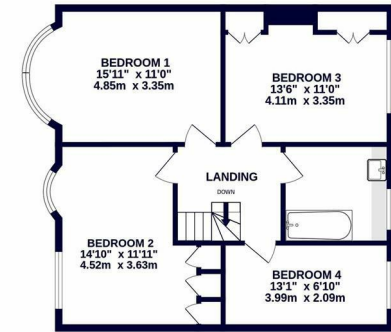
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 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		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	EU 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.