

Seymour Gardens

Ruislip • • HA4 9QA
Offers In Excess Of: £300,000



coopers
est 1986

Seymour Gardens

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CHAIN FREE - This bright and contemporary maisonette is ready to move into and set in an ultra convenient location. The property comprises of entrance hallway, open bright and airy living room and a contemporary modern fitted kitchen with integrated appliances. There is two double bedrooms with cupboards and a part tiled bathroom. It is also double glazed and gas central heated.

CHAIN FREE

TWO BEDROOMS

GROUND FLOOR MAISONETTE

LARGE LIVING ROOM

KITCHEN

BATHROOM

IDEAL LOCATION

COMMUNAL GROUNDS

LEASEHOLD

PERFECT FOR FIRST TIME BUYERS/INVESTORS

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 delightful two-bedroom ground floor maisonette offers the perfect blend of comfort, convenience, and charm. Located on the sought-after Seymour Gardens, this property presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. Upon entering, you are greeted by a spacious and light-filled living room that exudes warmth and character, perfect for relaxing or entertaining guests. The well-appointed kitchen features modern fittings and ample storage space, ideal for anyone who enjoys cooking. The property boasts two generous bedrooms, each offering plenty of natural light and ample storage. The family bathroom is part tiled, complete with contemporary fixtures and fittings. The property also benefits from its own front entrance, ensuring privacy and adding to the maisonette's appeal.

OUTSIDE

The space outside the front door is a useful seating area with a path that leads to the rear of the building and its communal grassy area.

SITUATION

The property is situated in a highly sought after location, on one of Eastcote's centrally located roads. Approximately half a mile away is Eastcote Metropolitan and Piccadilly Line Station, which offers services into Central London in less than thirty minutes, and routes to Harrow on the Hill and Uxbridge. Alternatively for the motorist, the A40/Western Avenue is just a short drive away. It is also conveniently located to the A40, and its access into London and the Home Counties. Eastcote High Street is a short distance away, and offers a selection of shops, supermarkets, banks, restaurants and cafes.



Schools:

Newnham Infant and Nursery 0.6 miles
Field End Infant and Junior School 0.4 miles
Pinner High School 0.4 miles



Train:

Eastcote 0.8 miles
Rayners Lane 0.8 miles
Ruislip Manor 1.0 miles



Car:

M4, A40, M25, M40

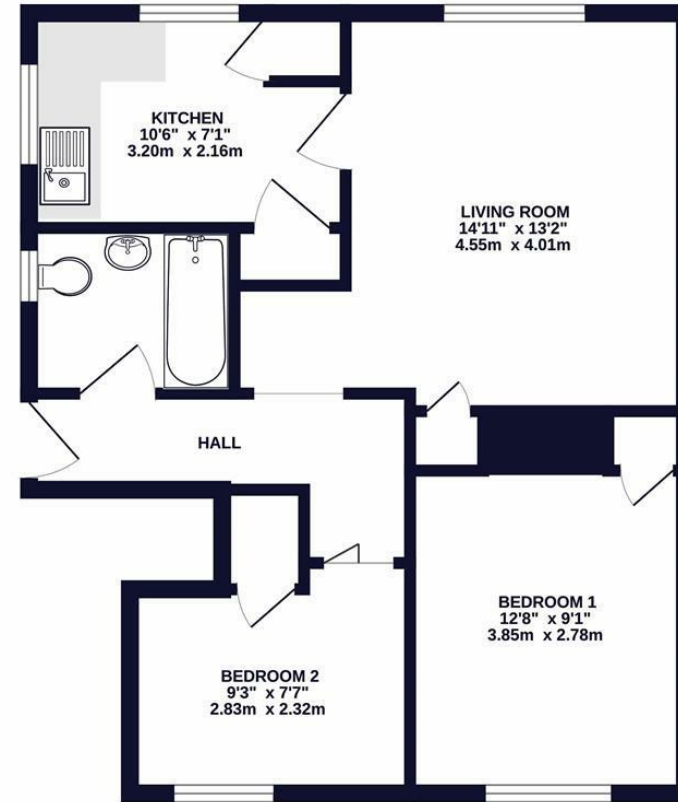


Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 509 sq.ft. (47.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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
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.