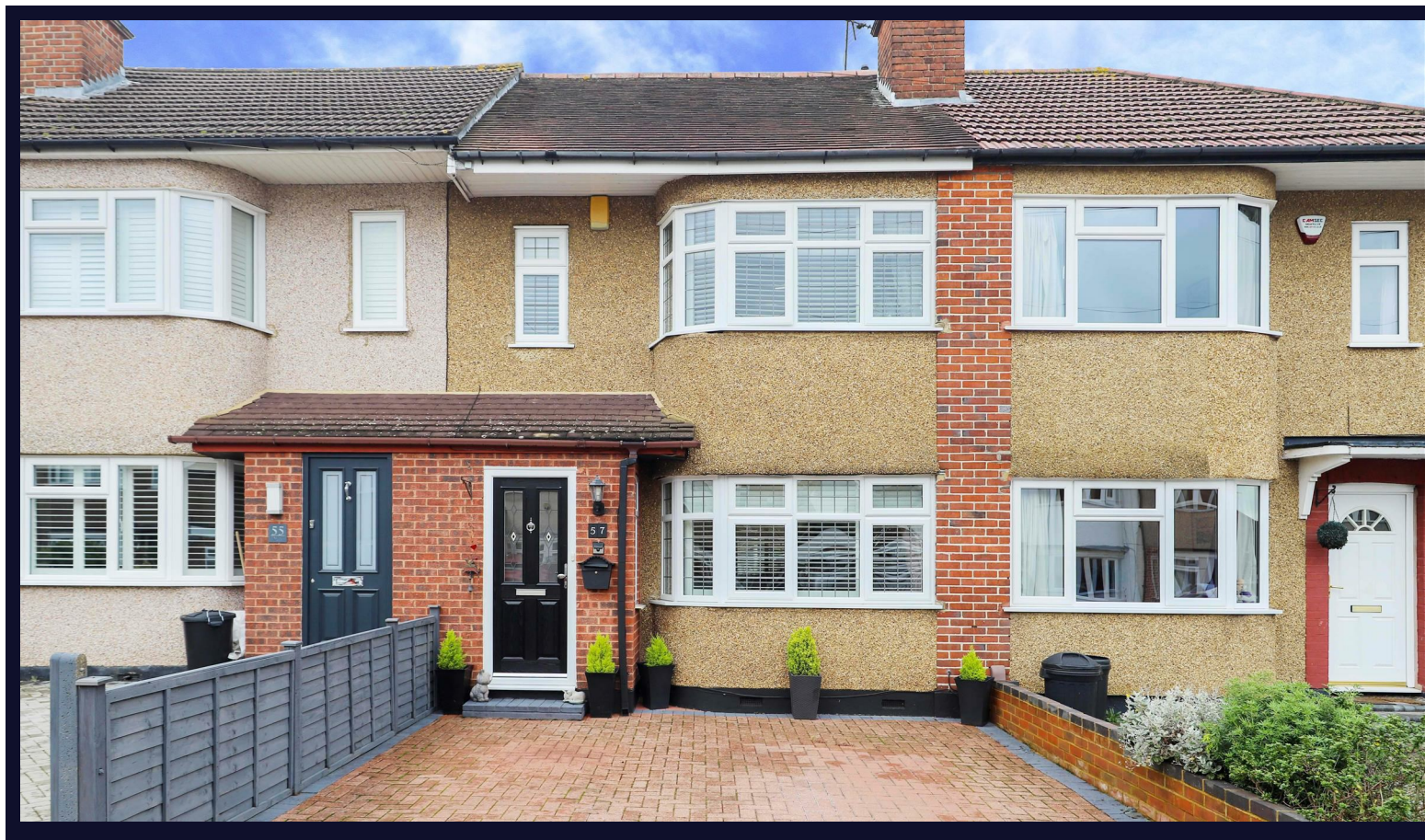


Lynmouth Drive

Ruislip • Middlesex • HA4 9BY

Guide Price: £525,000



coopers
est 1986

Lynmouth Drive

Ruislip • Middlesex • HA4 9BY

Coopers are delighted to offer this three bedroom extended terraced home to the market which is located in the heart of Ruislip Manor. The property is ideally situated just a short walk away from handy tube links, schools and local amenities. A viewing of this lovely home is recommended as soon as possible.

'B' TYPE TERRACED MANOR HOME

THREE BEDROOMS

SPACIOUS LIVING ROOM

OPEN PLAN DINING AREA

KITCHEN WITH BREAKFAST BAR

CONSERVATORY

QUIET ROAD

FAMILY BATHROOM

OFF STREET PARKING

919 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

Upon entering the home through the inviting porch, you are greeted by a generously sized living room, perfect for family gatherings and relaxation. Flowing seamlessly into the dining room, this space provides an ideal setting for formal dining or entertaining guests. Towards the rear, the kitchen/breakfast room features a practical layout with ample countertop and storage space. This leads into the bright and airy conservatory, offering additional living space, which could be used as a family room, home office, or a lovely place to enjoy views of the garden. Upstairs, the home offers three comfortable bedrooms. The master bedroom boasts a spacious bay window, flooding the room with natural light and creating a serene retreat. The second bedroom is perfect for a child's room or guest bedroom, while the third bedroom would make an ideal nursery or home office. Completing the upper floor is a family bathroom conveniently located off the landing, offering both style and functionality.

Outside

The rear garden is a tranquil retreat that has been looked after meticulously over the years by the current owners. There is a new decking area towards the home, a flawless lawn in the centre bordered with flowers and mature shrubs and another decked area towards the rear of the garden with two storage sheds.

Situation

Situated on one of the areas most sought after roads in Ruislip Manor, Lynmouth Drive is perfectly positioned just moments from Eastcote, Ruislip Manor and South Ruislip shopping and transport facilities (Central Line/British-rail Connection/Piccadilly/ Metropolitan lines). 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 highly regarded schools and is just a short stroll to the local parks.



Schools:

Lady Bankes Infant School 0.1 miles
Lady Bankes Junior School 0.1 miles
Ruislip High School 0.5 miles



Train:

Ruislip Manor 0.4 miles
Ruislip Gardens 0.6 miles
Eastcote 0.6 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.3 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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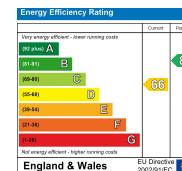


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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.