

Dawlish Drive

Ruislip • Middlesex • HA4 9SE
Offers In Excess Of: £500,000



coopers
est 1986

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Coopers present this three bedroom mid terraced Manor home to the market. The property comprises three bedrooms, living/ dining room, kitchen, family bathroom, large garden, storage shed and off street parking via driveway. There is also the scope to extend subject to the necessary planning permissions.

THREE BEDROOMS

MID TERRACED

LIVING/ DINING ROOM

KITCHEN

BATHROOM DOWNSTAIRS

OFF STREET PARKING

PRIVATE GARDEN

REAR ACCESS

SOUGHT AFTER LOCATION

764 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

When entering the property you are immediately greeted with the spacious living/dining room. The kick out kitchen extension is located at the rear of the home with direct access to the garden. The kitchen offers base and wall units, ample cupboard storage and space for integrated appliances. Completing the downstairs is the family bathroom with a bath, basin and w.c. Stairs rise to the first floor of which you will find three bedrooms, the master of which includes ample space for a big double bed, furniture as well as storage. Lastly, the loft can be accessed from the landing and offers scope to extend into for another bedroom, subject to the necessary planning permission

OUTSIDE

The front of the property offers off street parking with a brick paved driveway. The rear garden is an excellent size boasting a patio area towards the home as well as a lawn leading to the back fence. There is a large storage shed as well as a gate for access to the service road situated at the rear.

SITUATION

Dawlish Drive is a quiet residential road enjoying its setting close to shops, trendy eateries, parks and amenities at Eastcote, Ruislip Manor and Ruislip. It is located in close proximity to a number of local schools including Lady Bankes, Newnham and Sacred Heart. Ruislip Manor and Eastcote tube stations are nearby offering access to the City and West End on the Central/Metropolitan/Piccadilly lines. Ruislip Manor Station is 0.5 miles away from the property and Eastcote is 0.7 miles away, for those seeking travel into London via Tube this property is perfectly located. For the motorist the A40/M25 with it's access into London and the Home Counties is a short drive away.



Schools:

- Lady Bankes School (0.1 mi)
- Ruislip High School (0.5 mi)
- Warrender Primary School (0.6 mi)



Train:

- Ruislip Manor (0.3 mi)
- Ruislip (0.5 mi)
- Ruislip Gardens (0.6 mi)



Car:

- M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Below average energy efficiency - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales
EPC Standard 2022/9/1/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.