

Grosvenor Vale

Ruislip • Middlesex • HA4 6JQ
Offers In Excess Of: £700,000



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Welcome to Grosvenor Vale, Ruislip - a charming location perfect for those seeking a delightful home. Located in the serene surroundings of Ruislip, this property offers a peaceful retreat from the hustle and bustle of everyday life. With three cosy bedrooms, multiple reception rooms, kitchen & garage, this house is perfect for families looking to settle down in a welcoming neighbourhood, with future potential to extend subject to planning permission.

CHAIN FREE

SEMI DETACHED HOUSE

THREE BEDROOMS

LARGE LIVING ROOM

DINING ROOM

KITCHEN

LARGE GARDEN

OFF STREET PARKING

POTENTIAL TO EXTEND (STPP)

1,368 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 three-bedroom semi-detached home offers a spacious layout with potential for modernisation. Spread over two floors, the property provides a blend of versatile spaces that could be tailored to suit modern family living. On the ground floor, there is a welcoming porch leading into a central hall. The main living areas include a dining room with a bay window that brings in ample natural light, and an adjoining living room, which is perfect for relaxation or entertaining. A separate sitting room offers additional flexible space, perhaps ideal for a home office or reading nook. The kitchen is centrally located and adjacent to a lean-to area, providing scope for expansion or a future open-plan layout. Completing the ground floor is a generously sized garage with internal access, adding convenience and storage options. The first floor features three well-proportioned bedrooms, making it ideal for families. The primary bedroom includes a bay window that enhances the room's spacious feel. Bedroom two and bedroom three provide flexibility for children's rooms, a guest bedroom, or home office spaces. A family bathroom serves all bedrooms on this level. With a total floor area of approximately 1,368 sq.ft, this property has ample space and character but would benefit from modernisation to realise its full potential. Positioned within a desirable neighbourhood, this home offers an exciting opportunity for buyers looking to create a stylish and functional space.

Location

Located on one of Ruislip's most sought after popular roads, in close proximity to both Ruislip High Street and Ruislip Manor offering trendy eateries, shops and transport. For the motorist, there are excellent connections to central London via the M25 and the M40 Commuters are well suited with five London Underground stations in the area. Ruislip station is less than a mile away, making travelling into the city via the Metropolitan or Piccadilly lines swift and easy. Other nearby stations include Ruislip Gardens and South Ruislip, serviced by both tube (Central) and train lines into Marylebone Station in just 25 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Sacred Heart and Ruislip High.

Outside

The front of the property offers a drive for off street parking as well as mature shrubs and a small lawn. The rear garden is an oasis in waiting with a mass of potential due to its length and mature greenery. To the end of the garden is a greenhouse and a large storage shed.



Schools:

Sacred Heart Catholic Primary School 0.1 miles
 Lady Bankes Primary School 1.1 miles
 Bishop Ramsey C of E School 1.4 miles



Train:

Ruislip 0.1 miles
 Ruislip Gardens Station 0.9 miles
 Ruislip Manor Station 1 mile



Car:

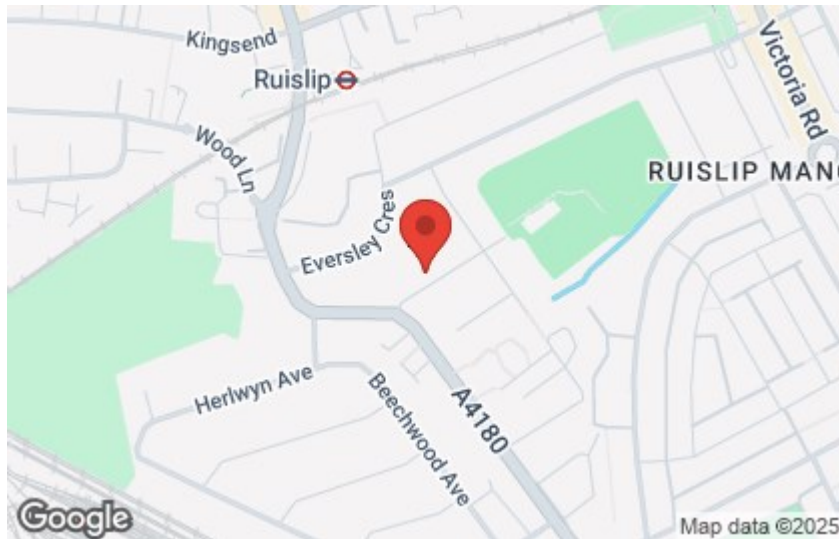
M4, A40, M25, M40



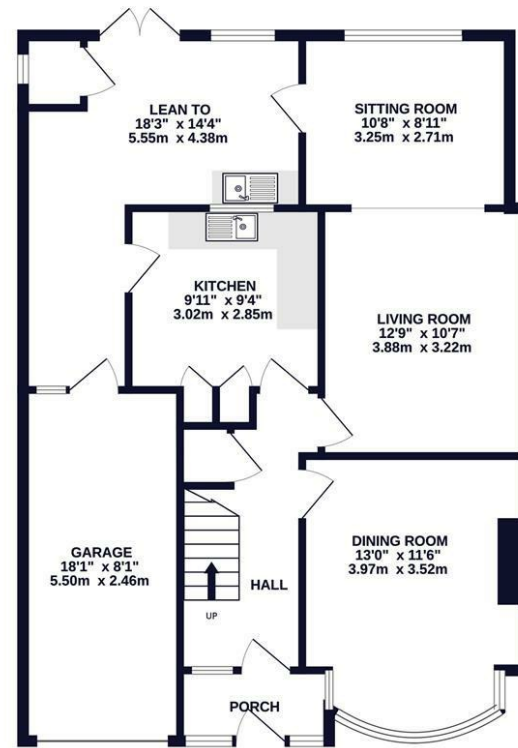
Council Tax Band:

E

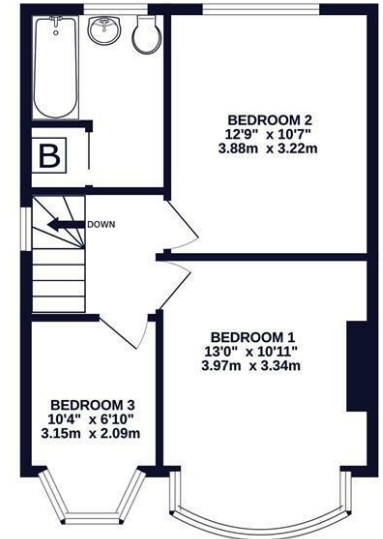
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
 453 sq.ft. (42.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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 is given to their operability or efficiency can be given.
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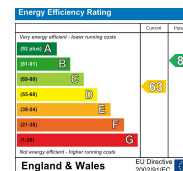
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