

# Long Drive

South Ruislip • Middlesex • HA4 0HU

Offers In Excess Of: £650,000



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est 1986

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Coopers are delighted to present this three bedroom, semi detached house located on the sought after Long Drive. Boasting spacious accommodation and a location desired for a family, this home needs nothing but to simply move in and enjoy.

THREE BEDROOMS

SEMI DETACHED

LOFT SPACE

UNDERFLOOR HEATING & WATER SOFTENER

OFFICE & GYM

WORKSHOP

SOLAR PANELS

OFF STREET PARKING

FULLY REWIRED WITH ETHERNET POINTS

1644 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

As you enter this home you're greeted with the porch and whilst stepping into the hallway you can immediately appreciate the spacious and homely feel this abode offers. The spacious yet cosy living room is situated at the front of the home. Leading to the rear of the home the separate reception/ dining room is a great space to relax and entertain. The kitchen will also impress with its open space and modern finish with views of the rear garden. The kitchen includes fitted appliances, underfloor heating and ample storage space. Stairs rise in the hallway to the first floor where there are three bedrooms and the family bathroom which has underfloor heating. Completing the home is the second floor that boasts an abundance of space for those seeking further living capacity.

## OUTSIDE

The front of the property has a paved driveway for two car parking spaces with the shared drive leading to the rear garden allowing access. The rear garden includes a large covered patio area leading all the way towards the rear of the home where you will find a BBQ area and a large office & gym room, perfect for those seeking additional entertainment.

## SITUATION

Long Drive is ideally located between Eastcote and South Ruislip's shopping facilities and transport links, including the Metropolitan, Piccadilly and Central lines, plus easy access to the A40 leading to London and the Home Counties. There are many highly regarded schools in the area such as Field End School and Queensmead, plus Victoria Road's retails including Sainsbury's Homebase, Halford's, Comet and many more.



### Schools:

Deanesfield Primary School (0.1 mi)  
 Queensmead School (0.3 mi)  
 Field End Infant & Junior School (0.7mi)



### Train:

South Ruislip (0.7 mi)  
 Ruislip Gardens (1.3 mi)  
 Eastcote (1.4 mi)



### Car:

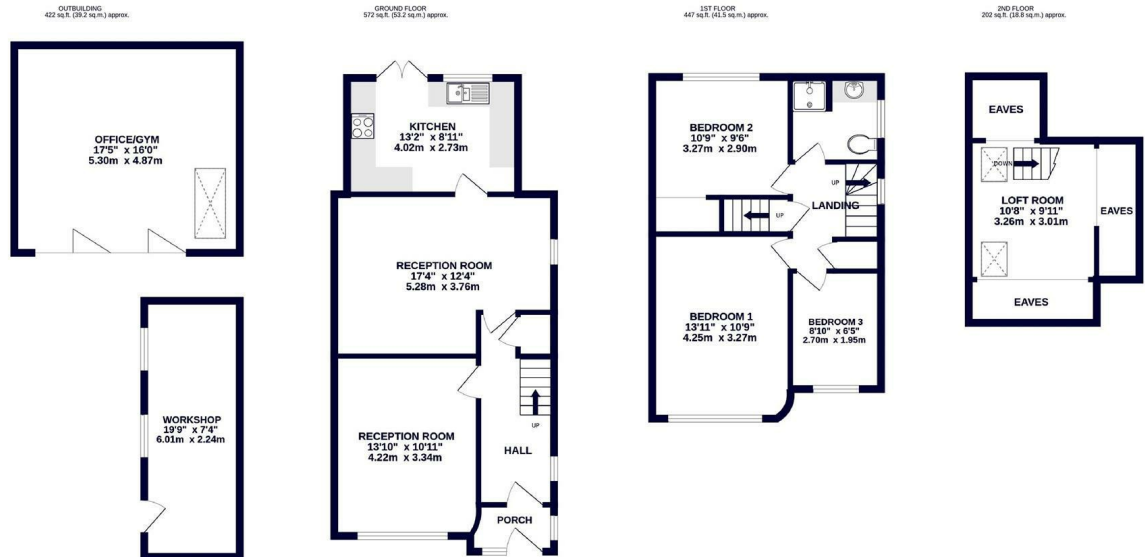
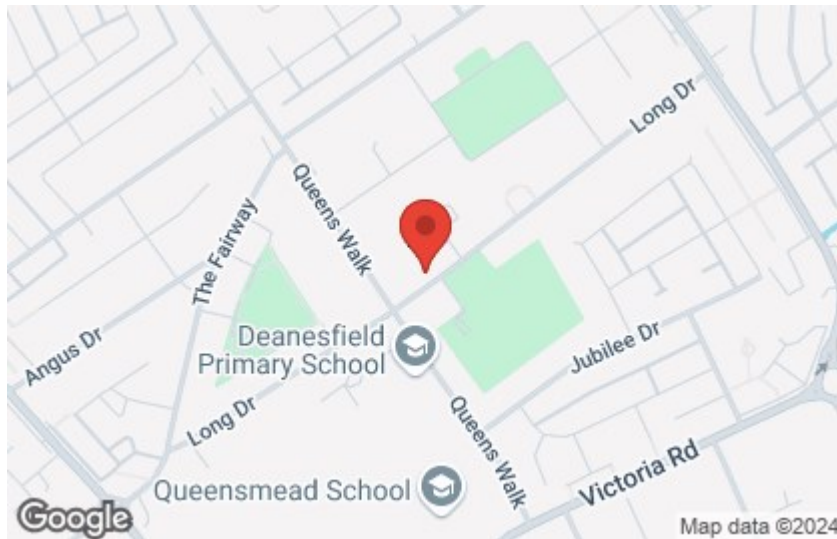
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



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TOTAL FLOOR AREA : 1644 sq.ft. (152.7 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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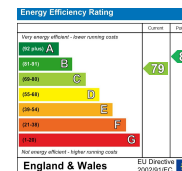
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**01895 677 400**

**71 Victoria Road, Ruislip Manor,  
 Middlesex, HA4 9BH**

[ruislipmanor@coopersresidential.co.uk](mailto:ruislipmanor@coopersresidential.co.uk)

**CoopersResidential.co.uk**



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