

# Monks Close

Ruislip • Middlesex • HA4 0HX  
Offers In Excess Of: £625,000



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# Monks Close

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Set in the heart of South Ruislip, close to the amenities, transport links and several highly regarded schools including Deansfield Primary and Queensmead you will find this extended four bedroom semi detached family home situated on a quiet residential road on Monks Close.

FOUR BEDROOMS

EXTENDED SEMI DETACHED

RECEPTION ROOM

DOWNSTAIRS W.C

UTILITY ROOM

KITCHEN

TWO BATHROOMS

OFF STREET PARKING

LOW MAINTENANCE REAR GARDEN

1401 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.





#### SITUATION

Monks Close is perfectly positioned just moments from South Ruislip shopping and transport facilities. South Ruislip Station which is serviced by the Central Line and Chiltern Railways line is only 0.6 miles away making it only a 4 minute drive or 10 - 15 minute walk. The Central Line offers superb access into Central London and Liverpool Street and Chiltern Railways offers a regular service into London Marylebone (16 minute journey) and the Chilterns. Alternatively for the motorist the A40/M25 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 the local highly regarded schools including Queensmead, St Swithun Wells and Ruislip High and is just a short stroll to the local parks. South Ruislip is also soon to be home to a new retail park area with cinema and restaurants and this home will be perfectly located for the facilities (<http://www.citygrovesouthruislip.com/>)

#### DESCRIPTION

Discover the perfect blend of space and comfort in this beautifully presented four-bedroom family home, nestled within the sought-after Monks Close. Spanning approximately 1,401 sq ft (130.1 sq m), this versatile property is designed for modern living and boasts a thoughtfully arranged layout over three floors. Ground Floor: The heart of the home is the spacious reception room (18'4" x 12'10" max), filled with natural light and offering ample room for relaxing or entertaining. Adjacent is the well-equipped kitchen (11'7" x 11'), featuring sleek countertops and plenty of storage. A convenient utility room (7'3" x 6'3") provides additional space for household needs. The ground floor also benefits from a separate cloakroom and direct access to the generous rear garden (approx. 31' x 24'4"), ideal for outdoor dining and family activities. First Floor: The first floor hosts three good-sized bedrooms. Bedroom 2 (12'11" x 11'8" max) and Bedroom 3 (11'8" x 11'4") offer bright and airy living spaces, while Bedroom 4 (9'5" x 7'3") is perfectly suited as a nursery, study, or guest room. This floor is serviced by a modern family bathroom. Second Floor: The top floor is dedicated to the stunning principal bedroom (13'8" x 12'10"), a private retreat featuring generous proportions and a peaceful ambiance. Completing this level is a stylish en-suite shower room and additional storage.

#### OUTSIDE

To the front of the property there is a driveway providing off street parking and the low maintained private garden to the rear has a patio area ideal for relaxing and entertaining in those summer months. The garden is laid with artificial grass and complete with a summer shed.



### Schools:

Deanesfield Primary School 0.2 miles  
Queensmead School 0.3 miles  
Field End School 0.8 miles



### Train:

South Ruislip Station 0.6 miles  
Ruislip Gardens 1.5 miles  
Ruislip Manor Station 1.8 miles



### Car:

M4, A40, M25, M40



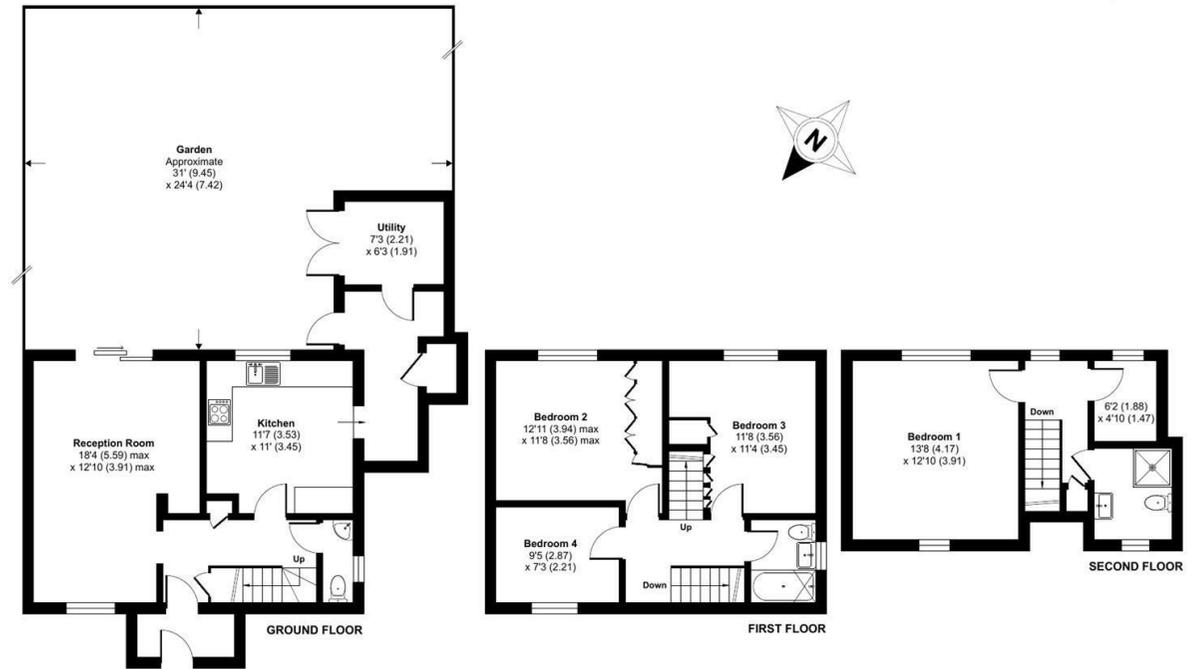
### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



## Monks Close, Ruislip, HA4

Approximate Area = 1401 sq ft / 130.1 sq m  
For identification only - Not to scale



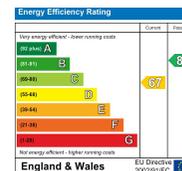
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Coopers. REF: 1219495

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