

Kingswear Road

Ruislip • Middlesex • HA4 6AY

Guide Price: £650,000



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Offered to the market in fantastic condition throughout and having been extended within recent years, this three bedroom terrace property offers maximum space and comfort for any type of buyer. The property is just a short walk from shops, schools and handy tube links, and is nestled away on one of Ruislip Manor's most peaceful road. A viewing of this wonderful home is recommended as soon as possible.

Terrace home

Three bedrooms

Extended to the rear and into the loft

Immaculate condition throughout

Off street parking

Family bathroom

Master bedroom with en-suite bathroom

- Located close to the highstreet and highly regarded schools

Ideal for First-time-buyers

Viewing recommended

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.





Directions

From our offices in Ruislip Manor on Victoria Road turn left. At the mini roundabout turn right onto Cornwall Road. Take the second left onto Kingswear Road and the property will be located a short drive down on the left hand side.

Situation

Kingswear Road is set in the heart of Ruislip Manor and is conveniently located close to parks, transport and amenities at Ruislip Manor including a selection of shops at the high street and Library. 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 Manor is a short walk away and offers the Metropolitan and Piccadilly lines into Central London, Uxbridge and Harrow on the Hill. Other nearby stations include Ruislip Gardens (Central line) or South Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Ladybankes, Ruislip High and Ruislip High School, Shenley Park and Ruislip Rugby Fields are both closeby.

Description

This charming and stylish home has been designed to blend traditional and modern styles throughout whilst offering maximum living space for a family. Having been updated in recent years, the property presents a fantastic opportunity for young families, with its spacious rooms and extended floorplan. Upon entering the home, there is a door leading to the ground floor accommodation and stairs rising to the first and second floor. The living room is bright and spacious that features a large bay window, ideal for anyone looking to relax in the evening. The extended kitchen and dining area, which acts as the hub of the home, boasts an abundance of light from the skylights and bi-fold doors to the rear overlooking the garden with the garage to the rear. The high specification kitchen is complete with an island that features hanging lights above to highlight the space, base and wall units, storage cupboards and integrated appliances. For those that like to entertain, there is ample space for the most sociable of dining tables. Upstairs to the first floor, there are two good sized bedrooms and a modern and stylish fully tiled family bathroom. The bedroom to the front is a great size and benefits from a bay window, a great space to utilise. Stairs from the landing lead to the second floor, where there is an impressive third double bedroom with storage units within the eaves which offer further invaluable storage space. Finally completing this stunning home, there is an en suite shower room on the second floor. This already wonderful home offers a great opportunity to personalise and make it a dream home.

Outside

To the front of the property, there is a paved driveway that provides space for off street parking. The road also offers plenty of parking for residents. The rear garden is landscaped with a patio area to the front which offers a peaceful secluded oasis, perfect for those long summer days. A garage to the rear of the garden can be used for storage or parking another car and accessed via the gated service road to the rear of the property.



Schools:

Lady Banks Infant and Junior School 0.3 miles
Ruislip Gardens Primary School 0.5 miles
Ruislip High School 0.4 miles



Train:

Ruislip Manor 0.4 miles
Ruislip 0.4 miles
Ruislip Gardens 0.5 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



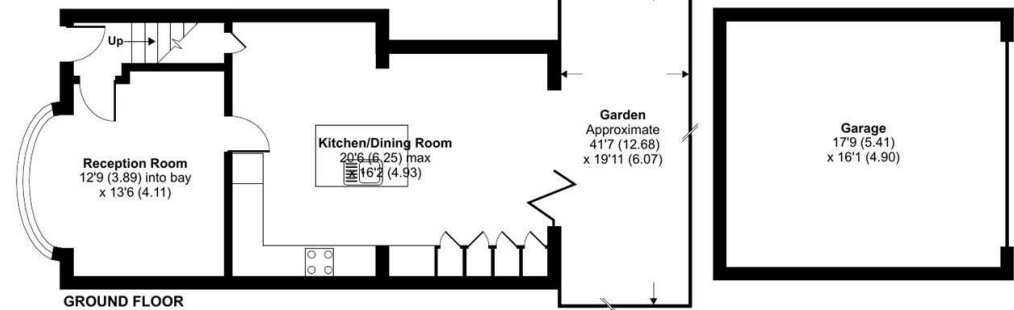
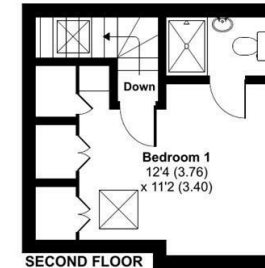
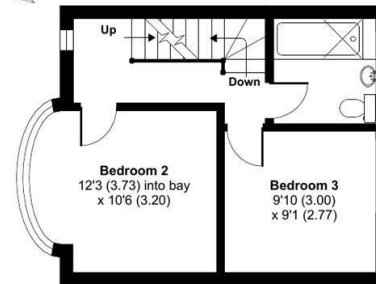
Kingswear Road, Ruislip, HA4

Approximate Area = 1077 sq ft / 100.1 sq m

Garage = 285 sq ft / 26.6 sq m

Total = 1362 sq ft / 126.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Coopers. REF: 826771

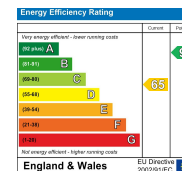
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01895 677 400

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

ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk



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