

# Castleton Road

Ruislip • • HA4 9QL  
Guide Price: £625,000



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Situated in the highly desirable area of Ruislip, this charming four bedroom mid terrace home on Castleton Road offers generous living space, modern convenience, and an excellent location for families. With approximately 1,110 sq. ft (103.1 sq. m) of living space, this property is perfect for those seeking comfort and versatility.

FOUR BEDROOMS

TERRACE

DOWNSTAIRS CLOAKROOM

LIVING ROOM

DINING ROOM

EXTENDED KITCHEN

GARDEN

IDEAL LOCATION

OFF STREET PARKING

1110 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

Upon entering, you are welcomed by a spacious Living Room (13'9" x 11'11", 4.2m x 3.6m), offering a bright and airy space to relax and entertain. The open-plan Dining Room (20'2" x 11'8", 6.1m x 3.6m) provides a fantastic setting for family meals and gatherings, seamlessly connecting to the well-designed Kitchen (12'1" x 11'2", 3.7m x 3.4m). The ground floor also benefits from a convenient Guest WC and direct access to the rear garden. The first floor features four well-proportioned bedrooms. The Master Bedroom (14'5" x 11'7", 4.4m x 3.5m) offers ample space and natural light, while Bedroom two (11'3" x 10'1", 3.4m x 3.1m) and Bedroom three (9'9" x 9'5", 3.0m x 2.9m) provide excellent accommodation for family members or guests. Bedroom four (9' x 7'5", 2.7m x 2.3m) is perfect as a nursery, home office, or study. A modern family bathroom completes the upper level.

## OUTSIDE

To the front off the property is a driveway providing off street parking. Towards the rear is the low maintenance garden. The garden provides access to secure playing fields which are located to the rear of the garden and these fields have a nature reserve.

## SITUATION

Castleton Road is a tranquil residential road enjoying its setting close to parks and amenities at Eastcote. Roxbourne playing fields is located directly behind the property and offers enjoyable open woodland and fields with a children's play area, miniature railway and cafe. The road is located in close proximity to a number of local schools including Newnham, Field End and Queensmead. Eastcote tube station is nearby offering access to the City and West End on the Metropolitan/Piccadilly lines. It is also conveniently located to the A40 and its access into London and the Home Counties. Eastcote High street is a short distance away and offers a selection of shops, supermarkets, banks, restaurants and cafes.



### Schools:

Newnham Infant and Junior School 0.5 miles  
 Field End Infant and Junior School 0.5 miles  
 Bishop Ramsey Church of England School 1.4 miles



### Train:

Eastcote Station 0.7 miles  
 Ruislip Manor Station 1.3 miles  
 South Ruislip 1.5 miles



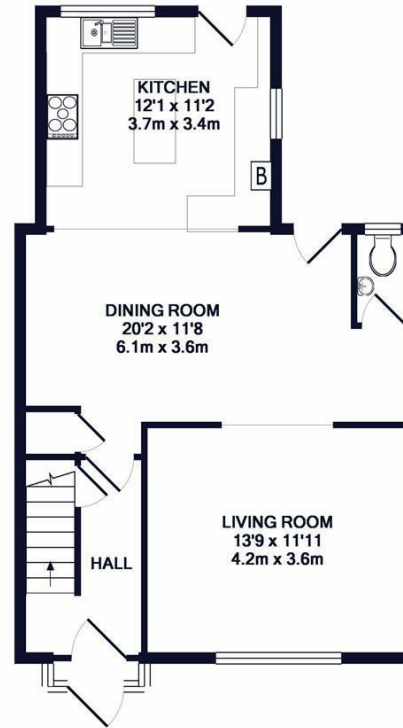
### Car:

M4, A40, M25, M40



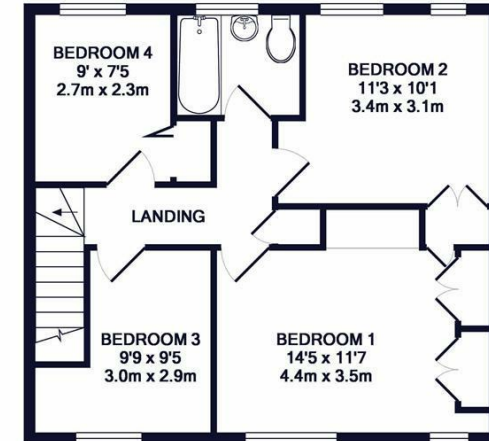
### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 585 SQ.FT.  
 (54.3 SQ.M.)

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1ST FLOOR  
 APPROX. FLOOR  
 AREA 525 SQ.FT.  
 (48.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1110 SQ.FT. (103.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/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.