

Brackenbridge Drive

Ruislip • Middlesex • HA4 0LZ

Offers In Excess Of: £625,000



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Experience ultimate convenience with this readymade family home, set in the popular South Ruislip location merely footsteps to all amenities. Brackenbridge Drive, is just moments from South Ruislip shopping, transport facilities and within the catchment areas of local, highly regarded schools including St Swithun Wells and Deansfield Primary. It is just a short stroll to local parks and recreational facilities.

THREE BEDROOMS

SEMI DETACHED

SPACIOUS LIVING/DINING ROOM

FITTED KITCHEN

DOWNSTAIRS CLOAKROOM

UTILITY ROOM

FAMILY BATHROOM

WELL MAINTAINED REAR GARDEN

OFF STREET PARKING FOR MULTIPLE CARS

995 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

A superb three bedroom semi detached home perfect for families with its quiet yet convenient location to local schools. It has been beautifully appointed throughout and well maintained to create a ready made family haven with heaps of natural light flowing through and well proportioned spaces. To the ground floor there is a entrance porch leading to the hallway where there is a guest cloakroom and access to the lounge/dining room and the kitchen/breakfast room. The lounge offers a great space with a dining area to the front. The modern kitchen has been tastefully finished with traditional wooden units, tiled splashbacks and tiled flooring. There is also access to a separate utility area/ storage room to the side which provides useful further storage space and access to the garden. On the first floor there are two double bedrooms and a third single bedroom, completing the home is the family bathroom. This really is a great family home with nothing left to do but move in and enjoy.

Outside

To the front is off street parking via a large driveway. There is access to the side into the utility area where from here the rear garden can be accessed.

The garden offers a beautiful tranquil space, well maintained and with a lawn and patio area all perfectly secluded by mature trees and hedges.

Situation

Brackenbridge Drive is peacefully set with a large open greenery space to the front making it a great location for those with children. It is nearby to South Ruislip shopping and transport facilities (Central Line/BR Connection). 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.



Schools:

Deanesfield Primary School 0.2 miles
 St Swithun Wells Catholic Primary School 0.2 miles
 Queensmead School 0.3 miles



Train:

South Ruislip 0.4 miles
 Ruislip Gardens 0.7 miles
 Eastcote 1.1 miles



Car:

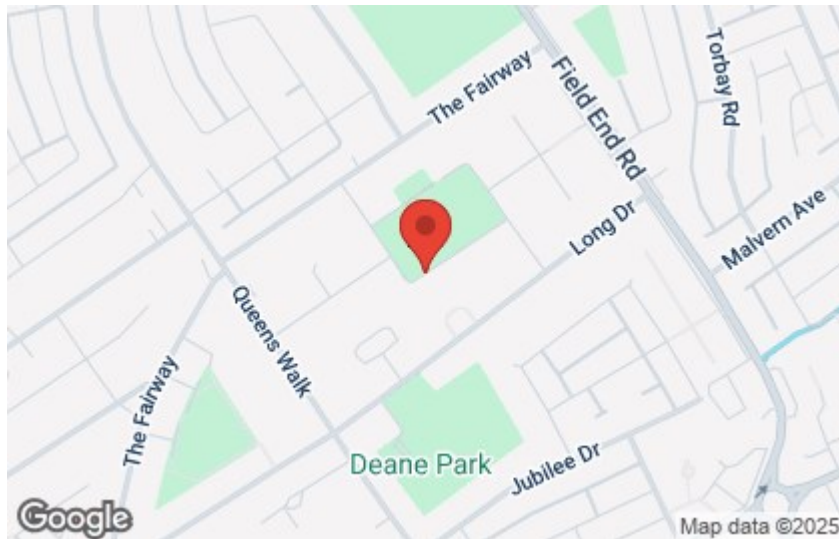
M4, A40, M25, M40



Council Tax Band:

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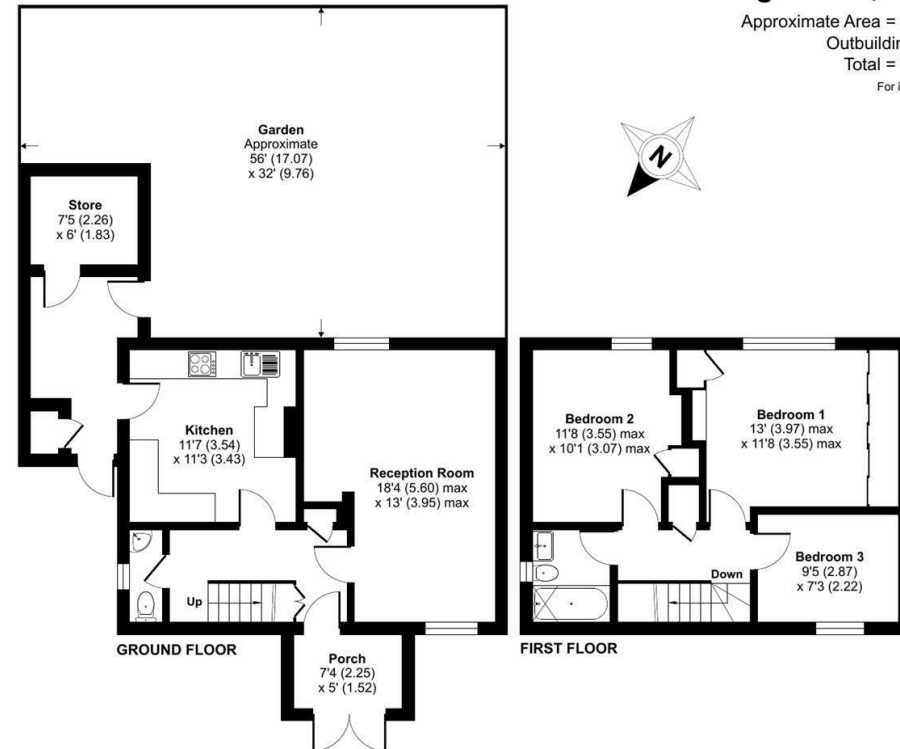
(Distances are straight line measurements from centre of postcode)



Brackenbridge Drive, Ruislip, HA4

Approximate Area = 951 sq ft / 88.3 sq m
 Outbuilding = 44 sq ft / 4 sq m
 Total = 995 sq ft / 92.3 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). © richcom 2025. Produced for Coopers. REF: 1243055

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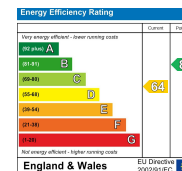
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