

Salcombe Way

Ruislip • Middlesex • HA4 6BA

Guide Price: £675,000



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est 1986

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Situated in the heart of Ruislip Manor, this two/three bedroom end terrace property offers an abundance of living space and further scope to extend (subject to the necessary planning permissions) to create the perfect family home. The home is located within walking distance of local shops, schools and tube links into London. A viewing of this wonderful abode is recommended as soon as possible.

End terrace property

Two/ three bedrooms

Living room

Family room

Dining room

Kitchen & Utility room

Family bathroom & ensuite bathroom

Study/ third bedroom

Garden & Garage

Off street parking

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.





Property

This charming home has been well maintained over the years to offer buyers a beautiful manor home. The property has been extended to offer generous family space, and still has further scope to extend subject to the necessary planning permissions. As you enter the home, the hallway offers access to all of the ground floor accommodation and stairs that lead to the first floor. The living room to the front of the house offers a bright and spacious reception. Ideal for relaxing in of an evening. The family room to the back of the house offers fantastic view of the garden. The dining room opens onto the kitchen and is the ideal space for those that love to entertain. The stylish kitchen offers a range of base and wall units, worktops and space for integrated appliances. An opening leads through to the utility room. The ground floor is complete with a study, which can also be used as a third bedroom. To the first floor are two double bedrooms which both benefit from built in wardrobes and an ensuite bedroom bathroom to the master bedroom. The family bathroom is complete with a white suite and tiled throughout.

Outside

To the front of the property is a block paved driveway providing off street parking for multiple vehicles. The driveway is surrounded by a small brick wall and further boast a small flower bed. The beautiful manicured rear garden offers buyers the perfect secluded retreat to enjoy on those lovely sunny days. This charming oasis offers a large patio area that leads down to a luscious green lawns, which is surrounded by stunning bedding and mature shrubs. The garden also boasts a shed and a large garage for storage.

Location

Salcombe Way is a very popular residential road, conveniently located close to parks, transport and amenities at Ruislip Manor. For the motorist, there are excellent connections to Central London via the M25 and the M40. Commuters are well suited with a number of London underground stations in the area. Ruislip Manor is a short walk away so travelling into the City via the Metropolitan or Piccadilly lines could not be easier. 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 Lady Bankes, Ruislip High and Sacred Heart Primary School, both Lady Bankes and Ruislip High have an outstanding rating with OFSTED. Shenley Park and Ruislip Rugby Fields are all a short walk away.



Schools:

Lady Bankes Infant and Juniors School (OFSTED Outstanding)
0.2 miles
Ruislip High School (OFSTED Outstanding) 0.4 miles



Train:

Ruislip Manor 0.4 miles
Ruislip Gardens 0.8 miles
Ruislip 0.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

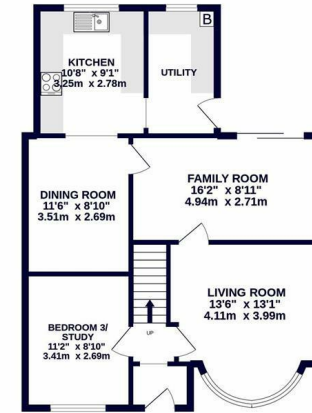
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
227 sq ft. (21.1 sq.m.) approx.



GROUND FLOOR
709 sq ft. (65.8 sq.m.) approx.



1ST FLOOR
324 sq ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq ft. (117.0 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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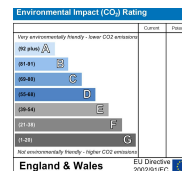
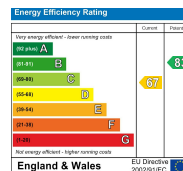
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