

# Rosebury Vale

Ruislip • Middlesex • HA4 6AQ

Guide Price: £930,000



coopers  
est 1986



# Rosebury Vale

Ruislip • Middlesex • HA4 6AQ

Immediately impressive with its spacious rooms, stunning outdoor areas and beautifully designed interior, this four double bedroom residence creates a wonderful family home and is well located. The property comprises a living room, dining room, family room with bi-folding doors, ground floor shower room, three first floor double bedrooms, a bathroom and a master bedroom to the second floor.

Semi detached house

Wonderfully located nearby to local amenities

Front aspect living room with bay window

Open plan dining/family room

Bi-folding doors opening to the garden

Three double bedrooms on the first floor

Master bedroom to the second floor

Spacious family bathroom

Ground floor shower room

Garage and landscaped rear garden

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 office on Victoria Road, turn left. At the roundabout turn right onto Cornwall Road. Take the second right into Rosebury Vale. The property will be a short drive down on the right.

### Situation

Rosebury Vale is a quiet residential road within walking distance of both Ruislip Manor and Ruislip High Street. This property is also conveniently located close to a number of local schools including Sacred Heart and Ladybankes. Ruislip Manor and Ruislip Garden tube stations are nearby offering access to the City and West End on the Central/Metropolitan/Piccadilly lines. For the motorist the A40/M25 provide easy access into London and the Home Counties. Shenley Park and Highgrove gym and swimming pool are only a short walk away.

### Description

Occupying a wonderful position in between both Ruislip and Ruislip Manor, this stunning family home boasts exceptional living over two impressive floors. Having been extended and finished to a high specification throughout the residence boasts a meticulously designed interior and is complimented by wonderful outdoor areas. To the ground floor of the property, you are immediately greeted by a pleasant hall providing access to both reception rooms, a contemporary fitted kitchen and the guest cloakroom. To the front aspect is the 12ft living room with the charm of a large window and wooden shutters throughout. There are bespoke fitted shelves to the alcoves and the room benefits from high quality wooden flooring. The dining room offers a well sized space for a large table and chairs and flows into further living space to the rear, currently being used as a family room benefitting from double doors cleverly maximising the space and providing direct access to the outdoor space. The kitchen is to the rear and offers an excellent amount of storage and worktop space again with direct access to the garden via double doors. On the first floor the landing area leads to three superb double bedrooms and a most spacious family bathroom, complete with both a bathtub and separate shower cubicle.

### Outside

The front of the house has a paved driveway creating off street parking space for multiple vehicles. There is a garage and side access to the rear of the house where there is a wonderful, landscaped outdoor area with both paved patio space and lawned areas. The patio area offers a wonderful retreat for outdoor dining and entertaining blending beautifully to the inside living via the bi-folding doors. To the end of the garden is a decked area and outbuilding with patio doors - making a great further space for perhaps a gym, games room, or home working area.



### Schools:

Warrender Primary School 0.4 miles  
 Sacred Heart Catholic Primary School 0.4 miles  
 Bishop Ramsey Church of England School 0.6 miles



### Train:

Ruislip 0.1 miles  
 Ruislip Manor 0.3 miles  
 Ruislip Gardens 0.8 miles



### Car:

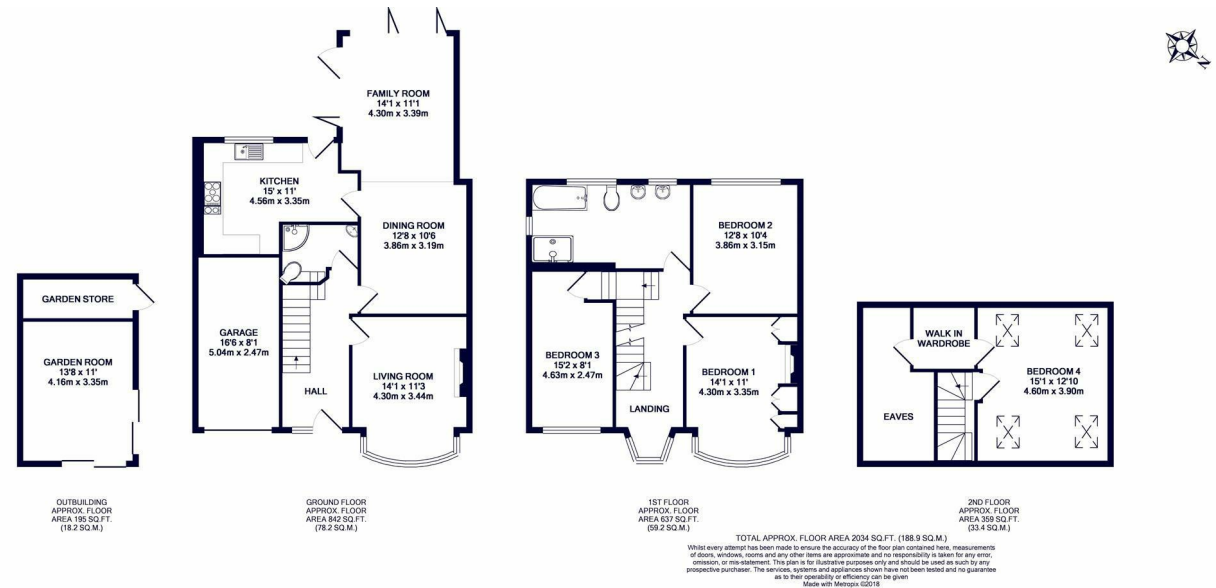
M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)

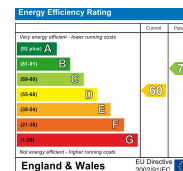


**coopers**  
 est 1986

01895 677 400

71 Victoria Road, Ruislip Manor,  
 Middlesex, HA4 9BH  
 ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk



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.