

# Broadhurst Gardens

Eastcote • Middlesex • HA4 9JQ

Guide Price: £825,000



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Situated on the quiet and desirable Broadhurst Gardens in Eastcote, this impressive four-bedroom semi-detached home offers spacious interiors, stylish finishes, and a beautifully landscaped rear garden. Thoughtfully extended and updated, the property is ideal for growing families seeking generous living space and a convenient location.

EXTENDED SEMI DETACHED HOUSE

FOUR BEDROOMS

TWO BATHROOMS

LARGE LIVING ROOM

OPEN PLAN KITCHEN DINER

DOWNSTAIRS BEDROOM WITH EN SUITE

SOUTH FACING GARDEN

LARGE DRIVEWAY

SEPARATE GARAGE

1,463 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're welcomed by a bright hallway leading to a front-facing reception room, perfect for formal entertaining or relaxing evenings. To the rear, the heart of the home unfolds into a large, open-plan kitchen and reception area, beautifully designed for modern living. This contemporary space features sleek cabinetry, an island unit, and direct access to the garden—ideal for indoor-outdoor dining and entertaining. The ground floor also benefits from a large double bedroom with bay window, a modern shower room. Completing the ground floor is a spacious garage, offering flexibility for storage, a workshop, or potential conversion (subject to planning). Upstairs, the first floor offers three well-proportioned bedrooms, including a generously sized principal room with a bay window and ample natural light. A larger than average, modern family bathroom completes the upper level.

### Outside

The front of the property has a large block paved driveway with potential to hold up to six cars. The south facing rear garden is a standout feature with the patio area that leads seamlessly from the kitchen/diner with a lower lawn level that leads to the rear of the garden with additional relaxing space.

### Location

Located moments from Eastcote's vibrant high street, residents enjoy easy access to a wide range of shops, cafes, restaurants, and amenities. Excellent transport links are provided via Eastcote Station (Metropolitan and Piccadilly lines), and the area is well served by a selection of outstanding local schools and green open spaces.





### Schools:

St Swithun Wells Catholic Primary - 0.4 Miles  
 Newnham Junior School - 0.5 Miles  
 Bishop Ramsey Church of England School - 2 Miles



### Train:

Eastcote - 0.5 Miles  
 Ruislip Manor - 0.7 Miles  
 Ruislip Gardens - 0.8 Miles



### Car:

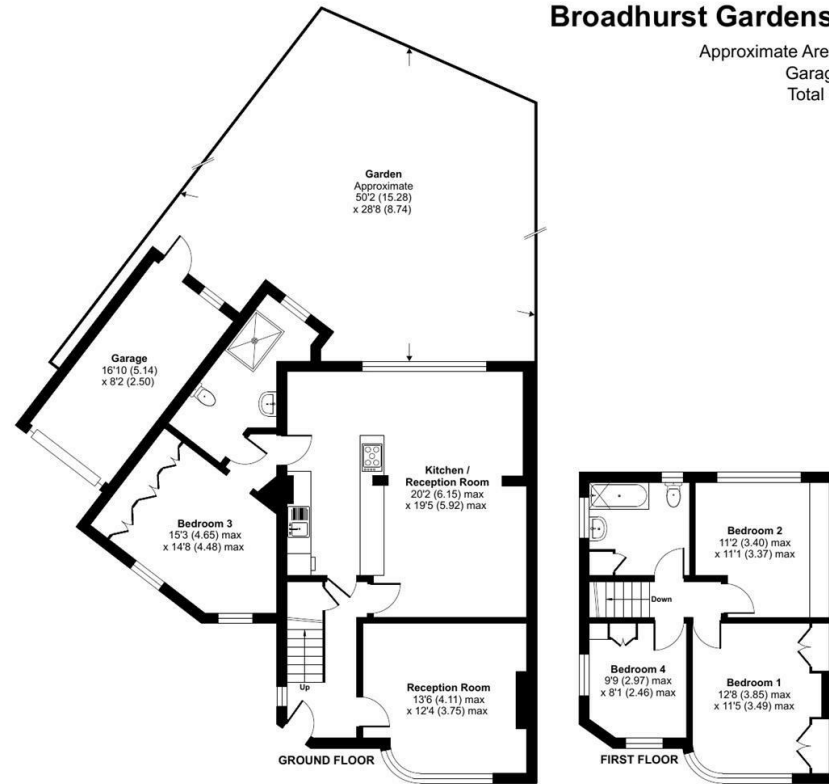
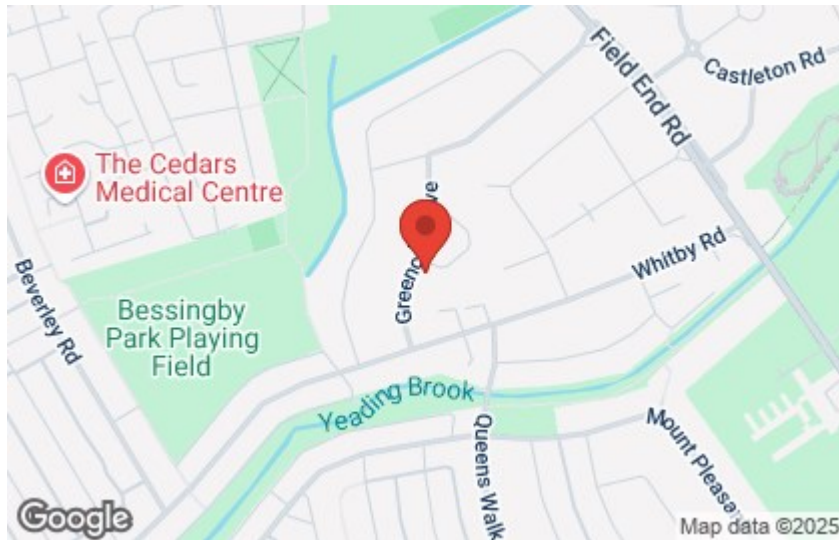
M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



## Broadhurst Gardens, Ruislip, HA4

Approximate Area = 1325 sq ft / 123 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Total = 1463 sq ft / 135.8 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: 1283174

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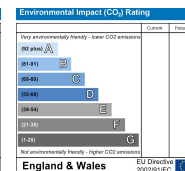
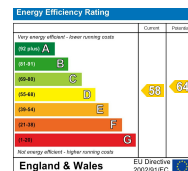
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01895 677 400

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

ruislipmanor@coopersresidential.co.uk

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