

# Russell Close

Ruislip • Middlesex • HA4 9EF

Guide Price: £600,000



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Coopers are delighted to present this three bedroom, semi-detached house located on the quiet cul-de-sac Russell Close. The home boasts a warm presence coupled with excellent room sizes, perfect for a family. The property briefly comprises three bedrooms, living room, dining room, modern kitchen, family bathroom as well as a private rear garden and a driveway that provides off street parking.

CHAIN FREE

SEMI DETACHED HOUSE

THREE BEDROOMS

FAMILY BATHROOM

THROUGH LOUNGE

GALLEY KITCHEN

GARAGE

QUIET CUL-DE-SAC

SOUTH FACING GARDEN

920 SQ.FT. TOTAL

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

Presenting this three-bedroom semi-detached house that combines style, functionality, and comfort. This property features a spacious living room, a separate dining area, and a modern kitchen. The living room offers a welcoming and cozy space for relaxation and entertainment, perfect for spending quality time with family and friends. The adjacent dining area provides an ideal setting for enjoying meals together and hosting gatherings as well as having direct access to the rear garden. The sleek and contemporary kitchen is equipped with modern appliances and ample storage space. Additionally, a well-appointed family bathroom awaits on the first floor, offering a tranquil retreat for unwinding and rejuvenation. Competing the first floor are two large double bedrooms and a further single bedroom.

### Outside

The front of the property holds a space for off street parking as well as a lawn. To the rear of the property there is a south facing, private garden. The garden is mostly laid to lawn in a stylish shape with a small path surrounding and a lush flower and shrub bed along the edges. There is a large patio area directly towards the home offering ideal outdoor entertaining in the summer months.

### Location

Russell Close is a quiet residential cul-de-sac in Eastcote enjoying its setting close to parks and local amenities. Located in close proximity to a number of local schools including Newnham, Field End and Queensmead. Eastcote High Street and Ruislip Manor High Street are easily accessible and provide a large number of shops and restaurants to include Sainsburys, Tesco and many independent retailers. The house is conveniently located for a number of tube stations which make it highly attractive to those who would like quick access into the City and the West End. Eastcote Station is a 3 minute drive/0.7 mile walk away with access to the Metropolitan and Piccadilly Line. Alternatively South Ruislip Station is around a 5 minute drive away with access to the Central Line. Further from South Ruislip there is a Chiltern Railway service to Marylebone in under 20 minutes. It is also conveniently located for the A40/M25 and its access into London and the Home Counties.



### Schools:

Field End Junior School 0.2 miles  
 Newnham Primary School 0.3 miles  
 St Swithun Wells Catholic Primary School 0.5 miles



### Train:

Eastcote 0.6 miles  
 South Ruislip 1.2 miles  
 Ruislip Gardens 1.5 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
121 sq.ft. (11.3 sq.m.) approx.



GARAGE  
13'2" x 9'3"  
4.01m x 2.81m

GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



DINING ROOM  
10'11" x 10'0"  
3.32m x 3.04m

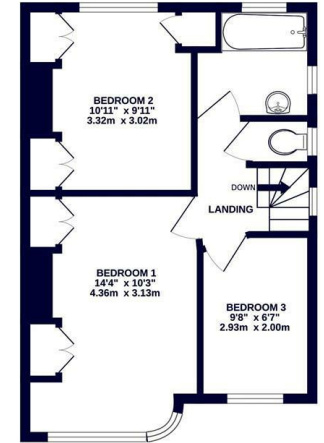
KITCHEN  
10'11" x 6'9"  
3.32m x 2.06m

LIVING ROOM  
14'0" x 10'11"  
4.26m x 3.34m

HALL

PORCH

1ST FLOOR  
396 sq.ft. (36.7 sq.m.) approx.



BEDROOM 2  
10'11" x 9'11"  
3.32m x 3.02m

BEDROOM 1  
14'4" x 10'3"  
4.36m x 3.13m

BEDROOM 3  
9'8" x 6'7"  
2.93m x 2.00m

LANDING

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TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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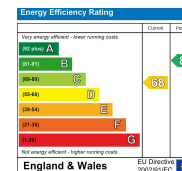
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