

St. Gregory Close

Ruislip • Middlesex • HA4 0SR

Guide Price: £275,000



coopers
est 1986

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Coopers are delighted to offer to the market this perfectly positioned one bedroom, ground floor maisonette conveniently situated close to the shopping amenities and transport links of South Ruislip. The accommodation briefly comprises an entrance hallway benefitting a storage cupboard. Doors leading through to a spacious, light filled reception/dining room which opens into the kitchen with wall and base units, a run of worktops with space for appliances. The accommodation is completed by a spacious bedroom and freshly presented bathroom. To the rear of the property there is a large communal garden and off street parking to the front.

CHAIN FREE

ONE BEDROOM MAISONETTE

GROUND FLOOR

LARGE LIVING ROOM

SEPARATE KITCHEN

DOUBLE BEDROOM

BATHROOM

COMMUNAL GROUNDS

RESIDENT PARKING

475 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

Located in a peaceful cul-de-sac, this well-presented one-bedroom ground floor maisonette offers modern living within walking distance of excellent local amenities and transport links. The property boasts a bright and spacious living/dining room (16'0" x 10'11"), ideal for both relaxation and entertaining. The separate kitchen (11'11" x 7'0") is fitted with ample worktop space and storage. The generously sized bedroom (11'11" x 10'2") provides a comfortable retreat, while the bathroom is fitted with a three-piece suite. With a total floor area of approximately 475 sq.ft. (44.1 sq.m.), the maisonette is perfectly suited for first-time buyers, downsizers, or investors.

Location

St Gregory Close is ideally positioned for convenience, with South Ruislip Station (Central Line & Chiltern Railways) and local bus routes nearby, offering direct links into London and beyond. Shops, restaurants, and leisure facilities are all within easy reach, along with green spaces for outdoor enjoyment. Additional benefits include a private entrance, well-maintained communal areas, and the quiet residential setting.



Schools:

St Swithun Wells Catholic Primary School 0.2 miles
 Deanesfield Primary School 0.3 miles
 Queensmead School 0.4 miles



Train:

South Ruislip 0.3 miles
 Ruislip Gardens 0.9 miles
 Ruislip Manor 1.2 miles



Car:

M4, A40, M25, M40



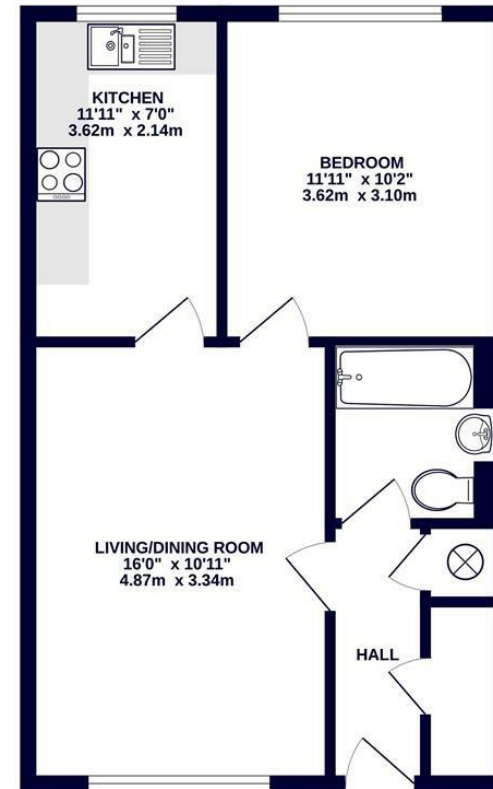
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 475 sq.ft. (44.1 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 misstatement. 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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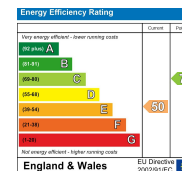
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