

Acorn Grove

Ruislip • • HA4 6PL
Offers In Excess Of: £550,000



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Acorn Grove

Ruislip • • HA4 6PL

Nestled away in the heart of Ruislip Gardens, This charming three bedroom property offers buyers space and comfort throughout, making it the perfect purchase for a family home. The property, situated on Acorn Grove, is just a short walk from highly rated local schools and handy tube links into London. A viewing is recommended as soon as possible.

THREE BEDROOMS

SEMI DETACHED

LIVING ROOM

DINING ROOM

CLOSE TO STATION & SCHOOLS

DOWNSTAIRS W.C

SUMMER HOUSE

OFF STREET PARKING

SOUTH FACING GARDEN

1057 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

Situated perfectly for peace and quiet, this wonderful home offers space and functionality throughout, and further scope to extend (subject to the necessary planning permissions) to create the dream family home. As you enter the property, the welcoming 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 property boasts a bright reception, with coving and feature fireplace. The ideal spot to relax in. The kitchen offers a range of base and wall units for storage, worktops and space for integrated appliances. A door from the kitchen leads through to the dining room which overlooks the secluded garden. The ground floor benefits from a WC. To the first floor are three generous sized bedrooms, which are all boasting built-in wardrobes. The upstairs is complete with a family bathroom which is part tiled.

OUTSIDE

To the front of the property is off-street parking via a driveway. To the rear is a secluded south facing rear garden which is mainly laid to lawn and to enjoy in those long summer evenings. There is a great outhouse to the rear which could be used as an office or a playroom.

SITUATION

Acorn Grove is a residential road conveniently located for commuters using the central line as Ruislip Gardens station is a 5 minute walk away providing a reliable service into London by tube. The property is about a mile from Ruislip High Street which offers a more extensive range of shops, trendy eateries and cafés including , Waitrose & Cafe Rouge, The Duck House and Pizza Express. Ruislip Metropolitan/Piccadilly line station is at the end of the High Street and provides regular connections into Baker Street and the City. For the motorist the A40/M25 is a short drive away. The open fields of Ruislip Rugby Fields and Yeading Brook Green are both a 5 to 10 minute walk away.



Schools:

Sacred Heart Catholic Primary School (0.6 mi)
 Ruislip High School (0.3 mi)
 Glebe Primary School (0.8 mi)



Train:

Ruislip Gardens (0.4 mi)
 Ruislip (0.8 mi)
 South Ruislip (0.9 mi)



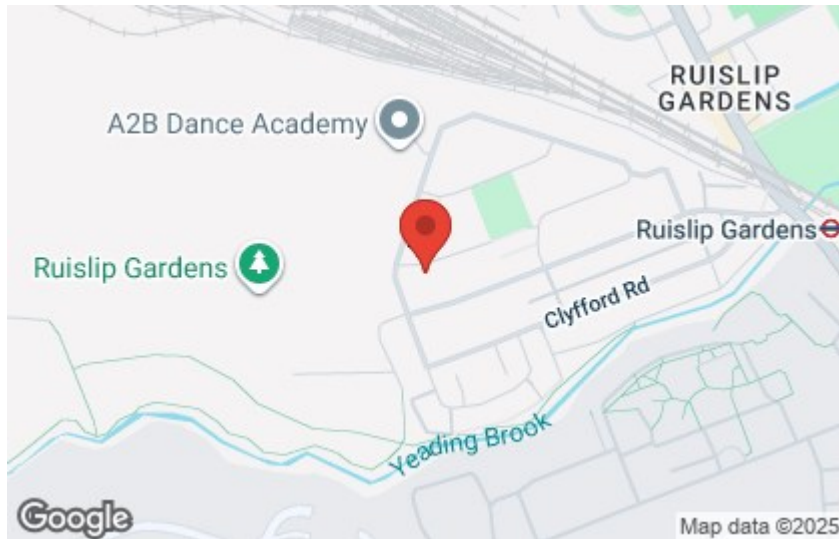
Car:

M4, A40, M25, M40

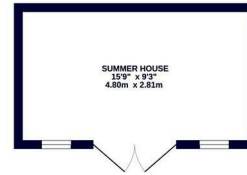


Council Tax Band:

(Distances are straight line measurements from centre of postcode)

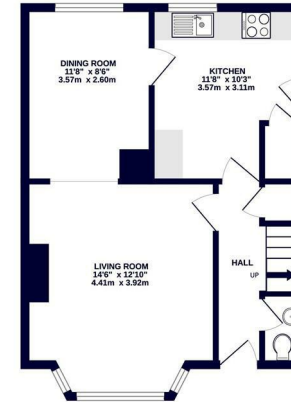


OUTBUILDING
 145 sq.ft. (13.5 sq.m.) approx.



SUMMER HOUSE
 15'9" x 9'3"
 4.86m x 2.81m

GROUND FLOOR
 459 sq.ft. (42.6 sq.m.) approx.



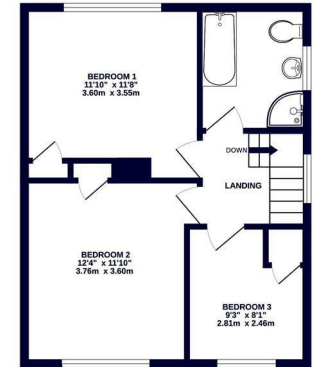
DINING ROOM
 11'8" x 8'0"
 3.57m x 2.46m

KITCHEN
 11'8" x 10'3"
 3.57m x 3.11m

LIVING ROOM
 14'5" x 12'10"
 4.41m x 3.92m

HALL

1ST FLOOR
 453 sq.ft. (42.1 sq.m.) approx.



BEDROOM 1
 11'10" x 11'8"
 3.60m x 3.55m

BEDROOM 2
 12'4" x 11'10"
 3.76m x 3.60m

BEDROOM 3
 9'3" x 8'1"
 2.81m x 2.46m

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TOTAL FLOOR AREA: 1057 sq.ft. (98.2 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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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A++ (92-100) | | |
| A+ (89-91) | | |
| A (86-88) | | |
| B (83-85) | | |
| C (81-82) | | |
| D (78-80) | | |
| E (75-77) | | |
| F (73-74) | | |
| G (71-72) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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.