

Stafford Road

Ruislip • Middlesex • HA4 6PB
Offers In Excess Of: £700,000



coopers
est 1986

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This well-presented three-bedroom semi-detached bungalow on Stafford Road, Ruislip, offers spacious and versatile living with a flexible layout across two floors. The ground floor features a bright reception room, dining room, fitted kitchen with utility area, a modern bathroom, and a generous conservatory opening onto the garden, along with two bay-fronted bedrooms. Upstairs, the principal bedroom benefits from ample storage and an en-suite shower room. Outside, the property boasts a private rear garden, garage, office, and shed, plus off-street parking as well as additional parking to the side of the property via the shared driveway. With 1,671 sq ft of accommodation including outbuildings, this home combines comfort, practicality, and excellent potential in a sought-after location.

SEMI DETACHED BUNGALOW

THREE DOUBLE BEDROOMS

TWO BATHROOMS

LARGE LIVING ROOM

SPACIOUS CONSERVATORY

TRANQUIL GARDEN

QUIET LOCATION

LARGE OUTBUILDING

OFF STREET PARKING

1,671 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.





Stafford Road, Ruislip, HA4

Approximate Area = 1313 sq ft / 121.9 sq m

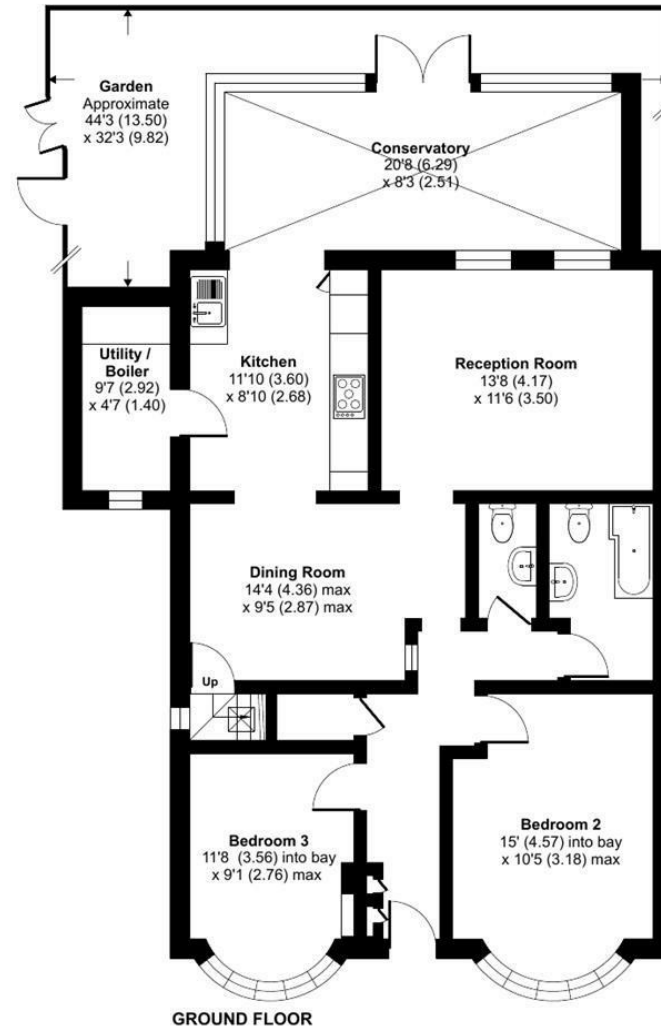
Limited Use Area(s) = 41 sq ft / 3.8 sq m

Garage = 255 sq ft / 23.6 sq m

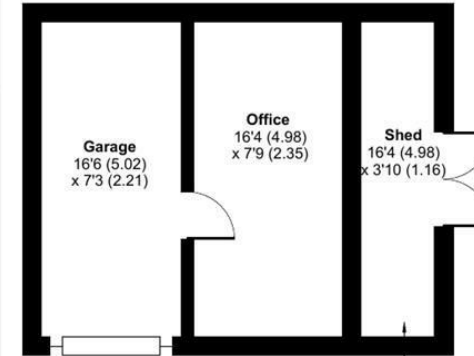
Outbuilding = 62 sq ft / 5.7 sq m

Total = 1671 sq ft / 155 sq m

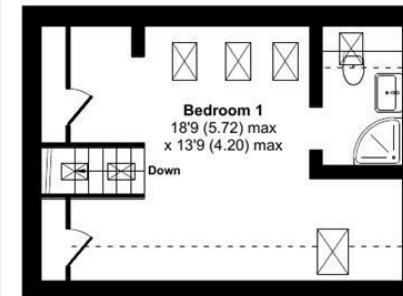
For identification only - Not to scale



GROUND FLOOR



GARAGE / OUTBUILDING



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Coopers. REF: 1344241

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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.