

# Cottingham Chase

Ruislip • Middlesex • HA4 0BZ  
Guide Price: £525,000



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Situated on the ever popular Cottingham Chase, is a charming two-bedroom, terraced 'B' Type Manor Home that blends characterful design with generous living space. Set over two floors, the property features a bright and spacious reception room with an attractive bay window, a well-proportioned kitchen/dining room, and direct access to a neatly arranged garden offering an ideal space for outdoor dining and relaxation. Upstairs, there are two comfortable bedrooms, including a large principal bedroom with bay frontage, along with a family bathroom. This home further benefits from two private garages, providing excellent storage or secure parking as well as off street parking at the front of the home. Ideally located just moments from Ruislip Manor's vibrant shops, cafés, parks, and excellent transport links—including the Metropolitan and Piccadilly lines—this delightful Manor home presents an appealing opportunity for buyers seeking character, convenience, and well-balanced accommodation in a desirable residential setting.

CHAIN FREE

TERRACED 'B' TYPE MANOR HOME

TWO DOUBLE BEDROOMS

LIVING ROOM

KITCHEN/DINER

PRIVATE GARDEN

DETACHED GARAGE

OFF STREET PARKING

QUIET ROAD

993 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.







## Cottingham Chase, Ruislip, HA4

Approximate Area = 673 sq ft / 62.5 sq m

Garage = 320 sq ft / 29.7 sq m

Total = 993 sq ft / 92.2 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). ©nichicom 2025. Produced for Coopers. REF: 1385212

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2025 plus A	A
2024 B	B
2023 C	C
2022 D	D
2021 E	E
2020 F	F
2019 G	G
More energy efficient - higher running costs	
EU Directive 2002/91/EC	89

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.