

# Dulverton Road

Ruislip • Middlesex • HA4 9AE

Guide Price: £600,000



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est 1986

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Coopers are delighted to present this charming terraced house located on Dulverton Road in the sought-after area of Ruislip. This delightful property boasts three spacious double bedrooms, providing ample space for a growing family or those in need of a home office or guest room. Other benefits include off street parking, a large garden as well as two bathrooms.

'B' TYPE TERRACED HOME

THREE DOUBLE BEDROOMS

OPEN PLAN LIVING SPACE

LOFT CONVERSION

LARGE MODERN KITCHEN

BEAUTIFUL REAR GARDEN

OFF STREET PARKING

CLOSE TO LOCAL SCHOOLS

ULTRA CONVENIENT LOCATION

1,077 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

As you enter into the home you are greeted with the open style living immediately. The open plan living and dining area is perfect for entertaining guests or simply enjoying quality time with your loved ones. The modern kitchen at the rear is not only stylish but also functional, making meal preparation a breeze. Step outside into the large garden, a rare find in the city, where you can create your own oasis for relaxation, gardening, or al fresco dining during the warmer months. One of the highlights of this property is the loft conversion with an en suite bathroom, offering a private sanctuary away from the hustle and bustle of daily life. With two additional bedrooms and a family bathroom on the first floor, this property provides the perfect layout for comfortable living. Whether you are looking for a family home or a place to call your own, this terraced house offers both space and style in a desirable location. Don't miss out on the opportunity to make this house your home sweet home in Ruislip. Contact us today to arrange a viewing and start envisioning your future in this wonderful property.

### Outside

The front of the property is paved for off street parking. The rear garden is beautifully appointed with a patio towards the home, a large maintained lawn in the centre as well as a sun trapped patio area towards the rear of the garden perfect for relaxing.

### Situation

Dulverton Road is perfectly positioned just moments from Ruislip Manor's shopping and transport facilities including the Metropolitan and Piccadilly Line Station which offers services into London in less than an hour. Also Central line train stations and national rail connections are accessible locally. Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. For families the property is ideally located within the catchment areas of highly regarded schools and is just a short stroll to local parks.



### Schools:

Lady Bankes Infant School (0.1 mi)  
Ruislip High School (0.5 mi)  
Warrender Primary School (0.6 mil)



### Train:

Ruislip Manor (0.3 mi)  
Ruislip (0.5 mi)  
Ruislip Gardens (0.6 mi)



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



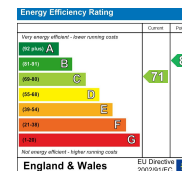
TOTAL FLOOR AREA: 1077 sq.ft. (100.0 sq.m.) approx.

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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