

Dawlish Drive

Ruislip • Middlesex • HA4 9SF

Guide Price: £550,000



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est 1986

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Presented to the market in immaculate condition on a highly sought after road is this extended two bedroom terraced home. The property needs nothing but to move straight in and enjoy. Comprising a living room, large kitchen/diner, two double bedroom, family bathroom, downstairs w.c. and a south west facing garden, a viewing is recommended as soon as possible.

'B' TYPE TERRACED MANOR HOME

TWO DOUBLE BEDROOMS

LIVING ROOM

MODERN OPEN PLAN KITCHEN/DINER

FAMILY BATHROOM

SOUTH WEST FACING GARDEN

DOWNSTAIRS W.C.

IMMACULATELY PRESENTED

SOUGHT AFTER LOCATION

828 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

When entering the home you are greeted by the brick built porch that heads into the open hallway and then all ground floor rooms. To the front of the home is the main living room with a feature bay window allowing light to flood the room. To the rear of the home is the modern open plan kitchen/dining room which provides ample worktop and unit space as well as room for all your appliances. The bi-folding doors to the rear allow direct access to the garden, completing the downstairs is the w.c. The first floor boasts a very large master bedroom to the front of the home as well as a further double bedroom to the rear. The fully tiled family bathroom is also located at the rear with a bath, basin and w.c.

Situation

Dawlish Drive is a quiet residential road enjoying its setting close to shops, trendy eateries, parks and amenities at Eastcote, Ruislip Manor and Ruislip. It is located in close proximity to a number of local schools including Lady Bankes, Newnham and Sacred Heart. Lady Bankes is also a stones throw away.. Ruislip Manor and Eastcote tube stations are nearby offering access to the City and West End on the Central/Metropolitan/Piccadilly lines. Ruislip Manor Station is 0.4 miles away from the property and Eastcote is 0.7 miles away, for those seeking travel into London via Tube this property is perfectly located. For the motorist the A40/M25 with it's access into London and the Home Counties is a short drive away.

Outside

To the front is a gated paved garden with potential to convert into an off street parking space. The rear garden is beautifully appointed and is set facing south west, creating a sun trap in the summer months. Towards the home is a patio area with a lawned area to the centre and another patio at the end of the garden. There is access to a gated service road at the very end.



Schools:

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



Train:

- Ruislip Manor (0.4 mi)
- Ruislip (0.9 mi)
- Eastcote (0.7 mi)



Car:

M4, A40, M25, M40



Council Tax Band:

D

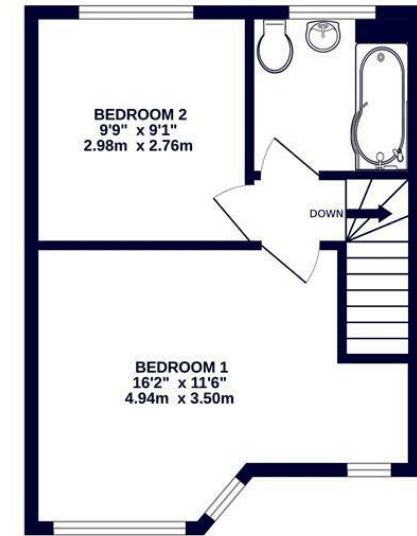
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		
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.