

# Keswick Gardens

Ruislip • Middlesex • HA4 7XN

Asking Price: £1,000,000



coopers  
est 1986

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Coopers are delighted to present this beautifully extended chalet-style home, offering over 2,300 sq. ft. of versatile living space set in the highly desirable Keswick Gardens. The property features a bright and spacious open-plan kitchen/dining/living area, perfect for entertaining and family life, complemented by a cosy family room and welcoming reception hall. The ground floor also offers two well-proportioned bedrooms, a modern family bathroom, and a practical utility room. Upstairs, you'll find two generous double bedrooms, both with eaves storage, and a contemporary shower room. Outside, the home boasts a delightful rear walled garden, with direct access, via a gate, to Ruislip Woods. The detached games room/outbuilding ideal as a home office or studio, and a garage providing additional storage.

This exceptional property combines stylish interiors with flexible accommodation, making it the perfect home for growing families or those seeking space and comfort in a prime residential location.

DETACHED

PEACEFUL LOCATION

FOUR BEDROOMS

OPEN PLAN KITCHEN/DINING/LIVING ROOM

SEPARATE LIVING ROOM

UTILITY

GAMES ROOM

OFF STREET PARKING

GARAGE

OVER 2300 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.

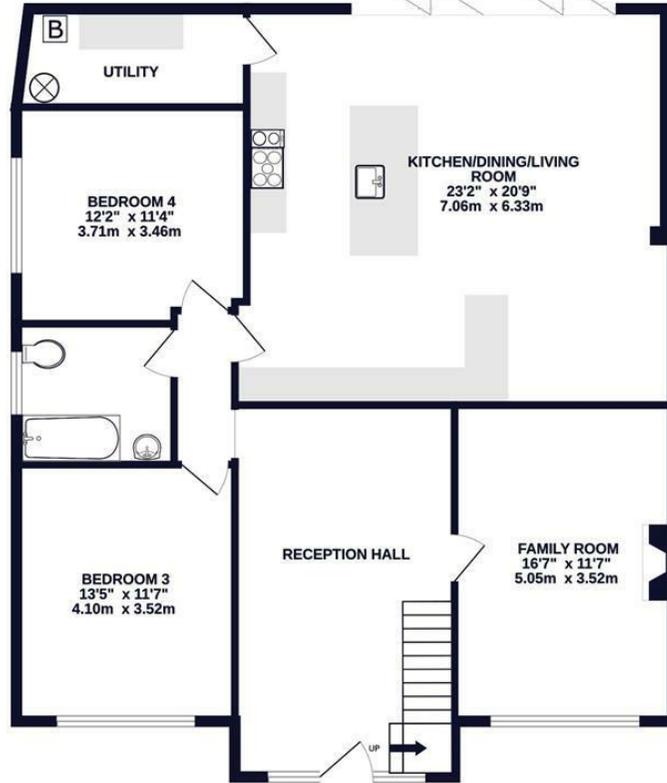
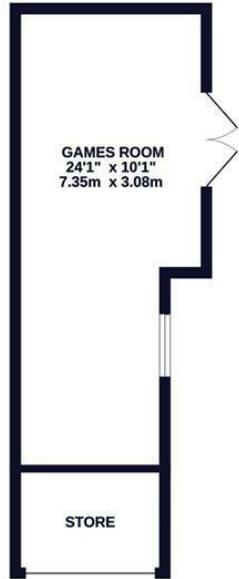




OUTBUILDING  
264 sq.ft. (24.5 sq.m.) approx.

GROUND FLOOR  
1317 sq.ft. (122.4 sq.m.) approx.

1ST FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 2402 sq.ft. (223.1 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		
Least energy efficient - highest running costs	G		

England & Wales  
EPC 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.