

Manor Way

Ruislip • Middlesex • HA4 8HW
Offers In Excess Of: £350,000



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Offered chain-free, this spacious first-floor maisonette on Manor Way presents a superb opportunity for those seeking a bright and well-proportioned home in a popular residential location. Accessed via its own private ground-floor entrance, the property features a central hallway with built-in storage that leads to all principal rooms. To the rear, a remarkably large living room spanning nearly 20ft serves as a versatile hub for both relaxation and formal dining. The separate kitchen is generously sized at over 14ft in length, providing ample workspace and cabinetry. The accommodation is completed by two comfortable bedrooms, including a generous primary double and a flexible second room perfect for a home office or guest room, both serviced by a modern family bathroom. A significant advantage of this home is the inclusion of a separate garage, offering secure off-street parking and excellent additional storage, providing a sense of privacy and convenience rarely found in a first-floor apartment.

TWO BEDROOM

FIRST FLOOR

MAISONETTE

CHAIN FREE

IDEAL LOCATION

CLOSE TO AMENITIES

SPACIOUS

GARAGE

OFF STREET PARKING

724 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.





First Floor

Approx. 67.3 sq. metres (724.0 sq. feet)



Total area: approx. 67.3 sq. metres (724.0 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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126-128 High Street, Ruislip,
Middlesex, HA4 8LL
ruislipsales@coopersresidential.co.uk

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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.