

College Drive

Ruislip • Middlesex • HA4 8SB
Offers In Excess Of: £950,000



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Situated on College Drive in Ruislip, one of the area's premier roads, this rarely available four bedroom detached residence offers an exceptional opportunity for families seeking space, character, and future potential. Having remained within the same family for over 50 years, the property is a true testament to the desirability of the location and the rarity with which homes on this sought after road come to the market. The accommodation is arranged over three floors and comprises a welcoming living room, separate dining room, kitchen, four well proportioned bedrooms, and family bathroom, creating a versatile layout perfectly suited to modern family living.

Externally, the property benefits from off street parking to the front and a beautifully maintained, secluded rear garden offering a peaceful setting ideal for both relaxing and entertaining. In addition, the home presents excellent scope to extend and further enhance, subject to the usual planning permissions, making it an exciting prospect for buyers looking to create their forever home in a highly regarded Ruislip location.

Chain free

Detached home

Four bedrooms

Living room

Dining room

Kitchen

Family bathroom

Garden

Garage

Off street parking

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.





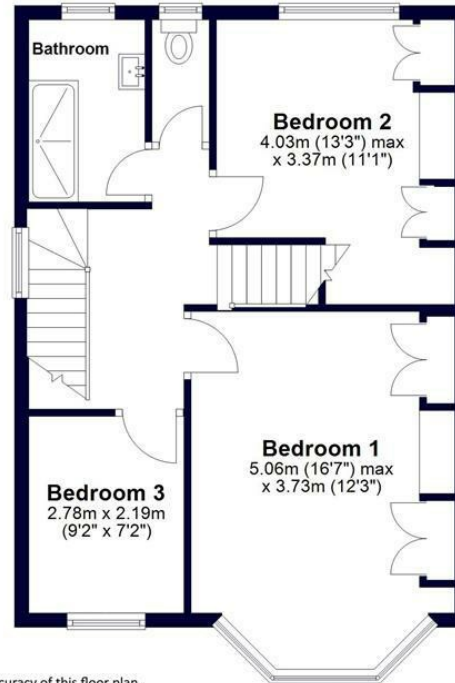
Ground Floor

Approx. 72.7 sq. metres (783.1 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.6 sq. feet)



Second Floor

Approx. 18.0 sq. metres (194.1 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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Total area: approx. 141.5 sq. metres (1522.8 sq. feet)



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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		
Not energy efficient - higher running costs			
England & Wales		EG	EG
		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.