Reservoir Road

Ruislip • Middlesex • HA4 7TU

Guide Price: £700,000







coopers

est 1986

Reservoir Road

Ruislip • Middlesex • HA4 7TU

This charming four-bedroom semi detached home, located in a peaceful part of Ruislip just a short walk from the delightful Ruislip Lido, comes to the market with no onward chain. The property boasts spacious and versatile living areas, including a cozy living room with a feature fireplace, a conservatory dining room, and three double bedrooms with built-in wardrobes. Outside, a patio for alfresco dining and a lawned garden with a storage garage complete this attractive family home.

Semi detached home

Four bedrooms

Living room

Sitting room

Kitchen

Conservatory

Study

Garden & garage

Off street parking

Chain free

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.













Property

Welcome to this charming four bedroom semi detached home, perfectly situated for family living. Upon entering, you are greeted by a spacious hallway that seamlessly connects all ground floor accommodations. The front of the house opens into a welcoming sitting room, flowing gracefully into the living room adorned with a striking feature fireplace, creating a cozy atmosphere. The ground floor boasts elegant parquet flooring throughout most areas. The kitchen, adjacent to the living room, leads effortlessly into the conservatory, currently utilized as a dining room, providing a delightful space for meals with a view of the garden. Positioned towards the front of the house is a guest bedroom complemented by an ensuite bathroom featuring a convenient shower cubicle. Completing the ground floor is a versatile study, ideal for a home office or additional living space. Ascending to the first floor, you will find three generously sized double bedrooms, each equipped with built-in wardrobes, offering ample storage solutions. The first floor is serviced by a spacious family bathroom showcasing both a bathtub and separate shower cubicle, catering perfectly to family needs.

Outside

The property features a driveway to the front, ensuring convenient off street parking. The rear garden is a true retreat, featuring a patio area ideal for alfresco dining and entertaining, leading down to a well-maintained lawned area offering space for outdoor activities and relaxation. Nestled at the rear of the garden is a garage, providing additional storage space. This home perfectly balances practicality with charm, offering ample living space both indoors and outdoors, making it an ideal choice for discerning buyers seeking a comfortable and versatile family home.

Location

Reservoir Road is located just off Ducks Hill Road and close to the Ruislip Lido complex and Ruislip Woods. Ruislip High Street is just over a mile away where there are excellent shopping facilities. Also available are a number of popular restaurants including Nero, Costa and numerous food outlets. The Metropolitan/Piccadilly line station offers swift and regular connections to The City and Baker Street and for the motorist the A40 offers good access to London and The Home Counties. There are also a number of highly regarded schools for all age groups in the local area.

Schools:

Whiteheath Infant and Nursery 0.6 miles
Whiteheath Junior 0.7 miles
Bishop Winnington-Ingram CofE Primary 0.8 miles

Train:

Northwood Hills 1.3 miles
West Ruislip 1.4 miles
Ruislip 1.4 miles

Car:

M4, A40, M25, M40

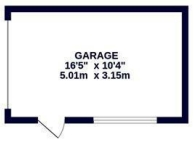
Council Tax Band:

E

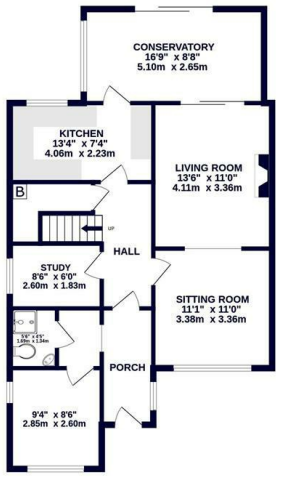
(Distances are straight line measurements from centre of postcode)



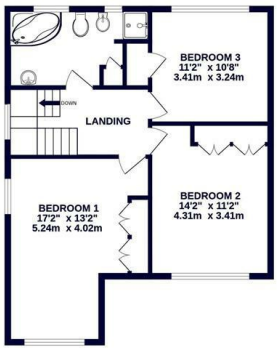
BASEMENT
170 sq.ft. (15.8 sq.m.) approx.



GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



coopers est 1986

TOTAL FLOOR AREA : 1669 sq.ft. (155.1 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.
Made with Metropix ©2024

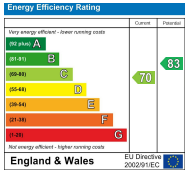
coopers est 1986

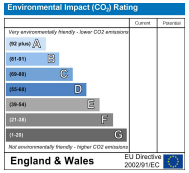
01895 625 625

126-128 High Street, Ruislip, Middlesex, HA4 8LL

ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk





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.