

# Sandalwood Drive

Ruislip • Middlesex • HA4 7JT

Asking Price: £120,000



coopers  
est 1986

# Sandalwood Drive

Ruislip • Middlesex • HA4 7JT

A well-presented one-bedroom flat situated on the popular Sandalwood Drive, offering comfortable and practical living accommodation throughout. The property features a bright living room, a separate fitted kitchen, a spacious double bedroom, and a modern bathroom. The layout provides a welcoming entrance hall with useful storage and good separation between the living and sleeping areas, making it ideal for first-time buyers, downsizers, or investors. Conveniently located with access to local amenities, transport links, and green spaces, this charming flat combines convenience with easy everyday living.

50% SHARED OWNERSHIP

SOUGHT AFTER LOCATION

MODERN LIVING AREA

NEW LEASE ON COMPLETION

DOUBLE BEDROOM

LARGE KITCHEN

CLOSE TO AMENITIES

ONE BEDROOM

LIVING ROOM

468 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.







## Ground Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



Total area: approx. 43.5 sq. metres (468.0 sq. feet)

**coopers**  
est 1986

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.  
©Property Pot. Produced on behalf of Coopers Residential.

**coopers**  
est 1986

**126-128 High Street, Ruislip,  
Middlesex, HA4 8LL**  
ruislipsales@coopersresidential.co.uk

**CoopersResidential.co.uk**

| Energy Efficiency Rating                    |         |        |
|---------------------------------------------|---------|--------|
| Very energy efficient - lower running costs | Current | Target |
| A (91-100)                                  |         |        |
| B (81-90)                                   |         |        |
| C (69-80)                                   |         |        |
| D (55-68)                                   |         |        |
| E (39-54)                                   |         |        |
| F (21-38)                                   |         |        |
| G (1-20)                                    |         |        |
| Not energy efficient - higher running costs |         |        |
| 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.