

# Victoria Road

Ruislip • Middlesex • HA4 9DF  
Offers In Excess Of: £675,000



coopers  
est 1986

# Victoria Road

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This charming end terrace property has been extended in previous years to offer the perfect family home, while still boasting further scope to extend into the loft, subject to the necessary planning permissions. The property starts with a welcoming hallway which allows access to all of the ground floor accommodation and stairs that lead to the first floor. The living room to the front boasts a cosy and secluded space to retire to in the evening. The large open plan family room is a bright and spacious area to the back of the property which offers an abundance of space to entertain in and leads on to the dining area which overlooks the garden. The kitchen boasts a range of base and wall units, worktops and space for integrated appliances. To the left of the entrance hall is a study which can also act as bedroom five should you need it to. Downstairs is complete with a WC and under-stairs storage. To the first floor are four bedrooms. Three doubles and a single bedroom. The family bathroom offers a bathtub and shower cubicle, and is tiled throughout.

END TERRACE 'A' TYPE MANOR HOME

FOUR BEDROOMS

THREE RECEPTION ROOMS

LARGE KITCHEN/DINER

OFF STREET PARKING

FAMILY BATHROOM

LIVING ROOM

GARAGE LEADING TO SERVICE ROAD

PRIVATE GARDEN

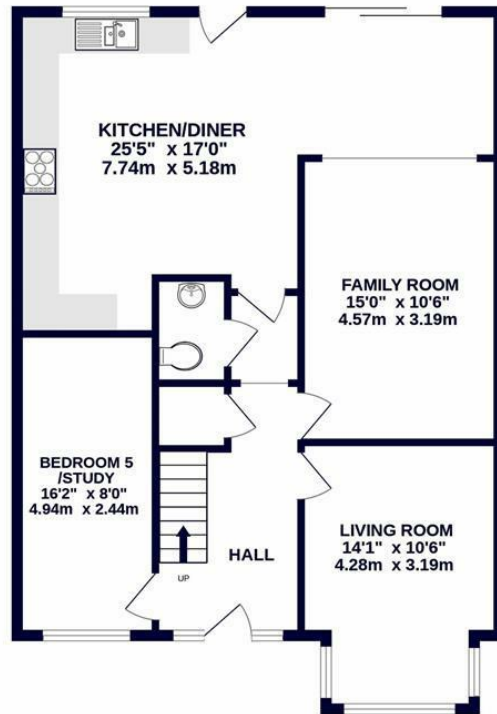
1,463 SQ.FT.

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  
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1463 sq.ft. (135.9 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	
Very good (A)	
Good (B)	
Good (G)	83
Below average (D)	
Below average (E)	82
Below average (F)	
Below average (G)	
Not energy efficient - higher running costs	
England & Wales	EU 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.