

Lime Grove

Ruislip • Middlesex • HA4 8RW
Offers In Excess Of: £750,000



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Situated on the highly sought after Lime Grove in Eastcote, this attractive three bedroom detached home presents a fantastic opportunity for families and buyers looking to secure a home in a prime location. Offered to the market with no onward chain, the property is just a short stroll from Eastcote High Street, where you'll find an excellent selection of shops, cafés, restaurants and transport links. Inside, the home offers bright and well balanced accommodation, including a spacious reception room, a generous kitchen/dining room, a conservatory overlooking the garden, three well proportioned bedrooms and two bathrooms, providing flexible living for modern family life.

Externally, the property continues to impress with off street parking, an integral garage and a delightful rear garden, offering a wonderful space for relaxing, entertaining or enjoying family time outdoors. Combining a desirable location, detached living and excellent potential, this chain free home is ready for its next owners to move in and make it their own.

Chain free

Detached home

Three bedrooms

Open plan living

Kitchen

Conservatory

Two bathrooms

Off street parking

Garage

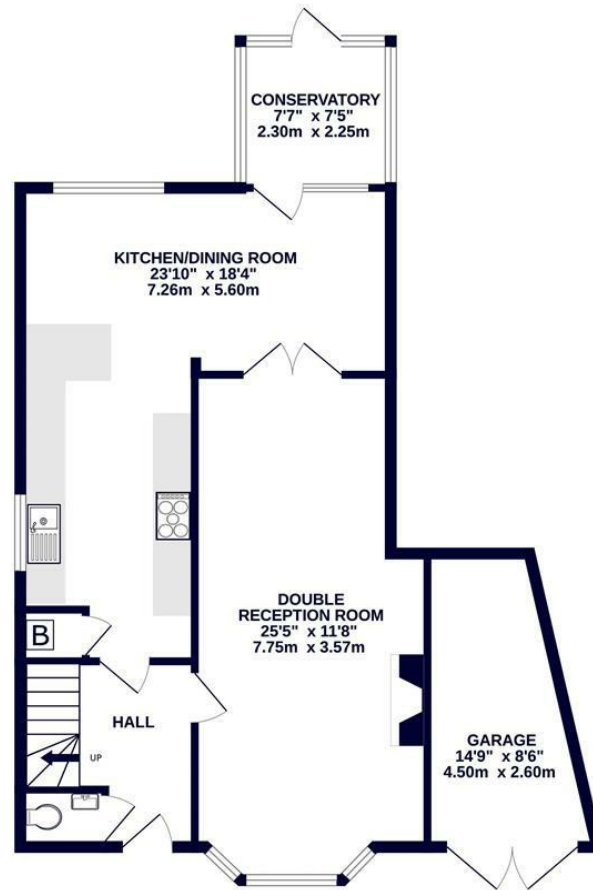
Close to Eastcote High Street

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.

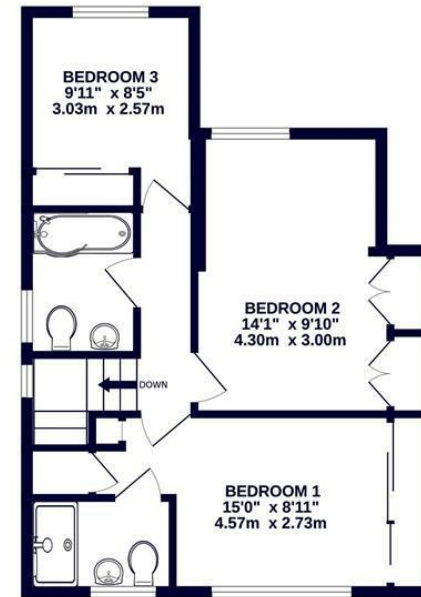




GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (78-80)		
E (75-77)		
F (73-74)		
G (71-72)		
Not energy efficient - higher running costs		
England & Wales EPC Standard 2020/01/01		

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.