

Poplars Close

Ruislip • Middlesex • HA4 7BU

Asking Price: £775,000



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Offered to the market with no onward chain, this spacious four bedroom semi detached home presents an excellent opportunity for families seeking versatile accommodation in a highly convenient location. The ground floor features a bright and welcoming living and dining area, a fitted kitchen, guest cloakroom, integral garage and an additional garden room, providing flexible space that can be adapted to suit a variety of needs. Upstairs, four well proportioned bedrooms are complemented by a family bathroom, as well as an ensuite to the master bedroom, creating a practical layout for modern family living.

Externally, the property benefits from off street parking to the front and a lovely secluded rear garden, offering an ideal setting for relaxing and entertaining. Situated just off Ruislip High Street, residents can enjoy an excellent selection of shops, restaurants and everyday amenities, while nearby tube stations provide convenient links into Central London and beyond, all within a short stroll of the property.

Chain free

Semi detached

Four bedrooms

Living and Dining room

Kitchen

Family bathroom

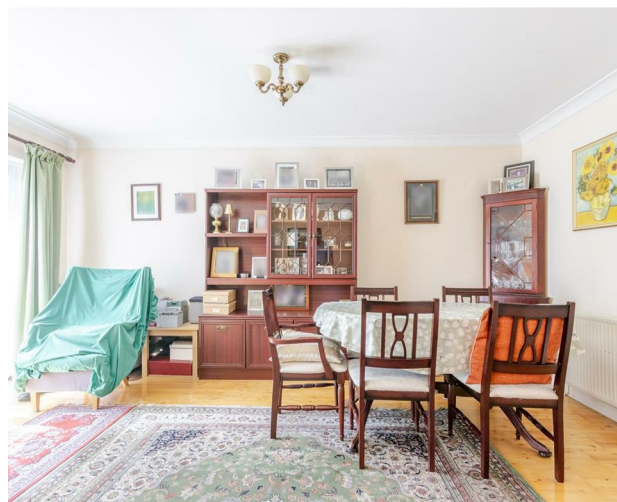
Ensuite to master bedroom

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.





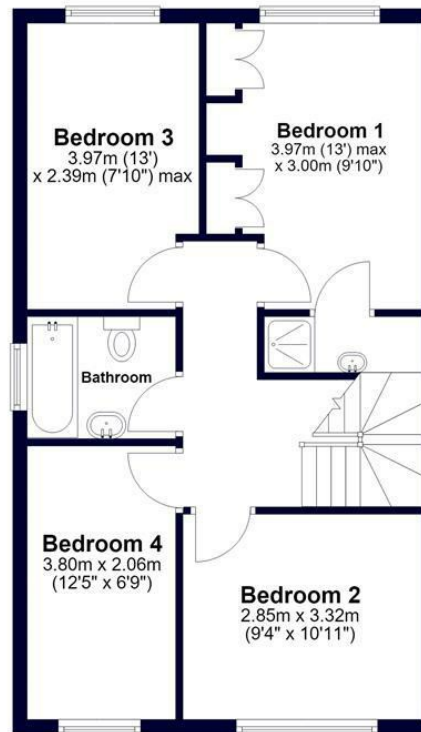
Ground Floor

Approx. 61.2 sq. metres (659.3 sq. feet)
(excluding Garden Room)



First Floor

Approx. 53.0 sq. metres (570.1 sq. feet)



Total area: approx. 114.2 sq. metres (1229.3 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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126-128 High Street, Ruislip,
Middlesex, HA4 8LL
ruislipsales@coopersresidential.co.uk

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Energy Efficiency Rating		Current	Target
How energy efficient? - lower saving costs			
Very energy efficient	A		
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F		
Not energy efficient - higher saving costs	G		
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.