

# Southbourne Gardens

Ruislip • Middlesex • HA4 9SQ

Guide Price: £375,000



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**Ruislip • Middlesex • HA4 9SQ**

CHAIN FREE | TWO DOUBLE BEDROOMS | PRIVATE GARDEN | FIRST FLOOR  
MAISONETTE

Offered to the market with no onward chain, this well-presented two bedroom first floor maisonette is situated on the popular Southbourne Gardens in Ruislip, providing well-proportioned accommodation and an excellent opportunity for first time buyers, downsizers or investors. The property comprises a welcoming entrance hallway with useful storage, a bright and spacious living room, and a separate fitted kitchen with a range of wall and base units, work surfaces and space for appliances. There are two generously sized bedrooms, with the principal bedroom, together with a modern family bathroom. Southbourne Gardens is ideally positioned for access to the wide range of amenities available in Ruislip Manor, including local shops, cafés, restaurants and everyday conveniences. Ruislip Manor Station is within easy reach, providing Metropolitan and Piccadilly line services into Central London and beyond. The area is also well served by a selection of schools, bus routes and open green spaces.

CHAIN FREE

FIRST FLOOR MAISONETTE

TWO DOUBLE BEDROOMS

LARGE LIVING ROOM

NEWLY DECORATED

PRIVATE GARDEN

KITCHEN

FAMILY BATHROOM

97 YEARS REMAINING ON THE LEASE

665 SQ.,FT TOTAL

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.





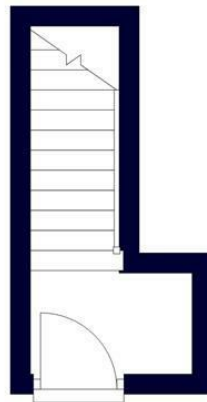
## First Floor

Approx. 58.0 sq. metres (624.2 sq. feet)  
(excluding Bathroom)



## Ground Floor

Approx. 3.8 sq. metres (40.9 sq. feet)



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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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Total area: approx. 61.8 sq. metres (665.1 sq. feet)

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| Energy Efficiency Rating                    |         |        |
|---------------------------------------------|---------|--------|
| Very energy efficient - lower running costs | Current | Target |
| A (92-100)                                  |         |        |
| B (81-91)                                   |         |        |
| 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.