

# Rodwell Close

Ruislip • Middlesex • HA4 9NE

Guide Price: £350,000



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Offered to the market with no onward chain, this well-proportioned second floor two bedroom flat is situated in the sought-after Salisbury House development on Rodwell Close, Eastcote. Benefiting from approximately 654 sq. ft. (60.8 sq. m.) of accommodation and the added advantage of a private garage, this property presents an excellent opportunity for first-time buyers, downsizers or investors alike. The accommodation comprises a welcoming entrance hall with useful storage cupboards, a bright and spacious living room, providing ample space for both seating and dining. The separate fitted kitchen offers a practical layout with a range of wall and base units and worktop space. There are two bedrooms, including a generous principal bedroom, alongside a well-proportioned second bedroom, ideal as a guest room, nursery or home office. A family bathroom completes the accommodation. Further benefits include double glazing (where fitted), communal grounds, a garage, and the significant advantage of being sold chain free, allowing for a smoother purchase process. Ideally located, Salisbury House is within easy reach of Eastcote's range of shops, cafés and restaurants, as well as Eastcote Underground Station, providing convenient Metropolitan and Piccadilly Line services into Central London. Excellent local schools, parks and road links further enhance the appeal of this desirable location.

CHAIN FREE

SECOND FLOOR FLAT

TWO DOUBLE BEDROOMS

LARGE LIVING ROOM

FAMILY BATHROOM

PRIVATE ENTRANCE

WALKING DISTANCE TO EASTCOTE STATION

QUIET LOCATION

GARAGE

654 SQ.FT.

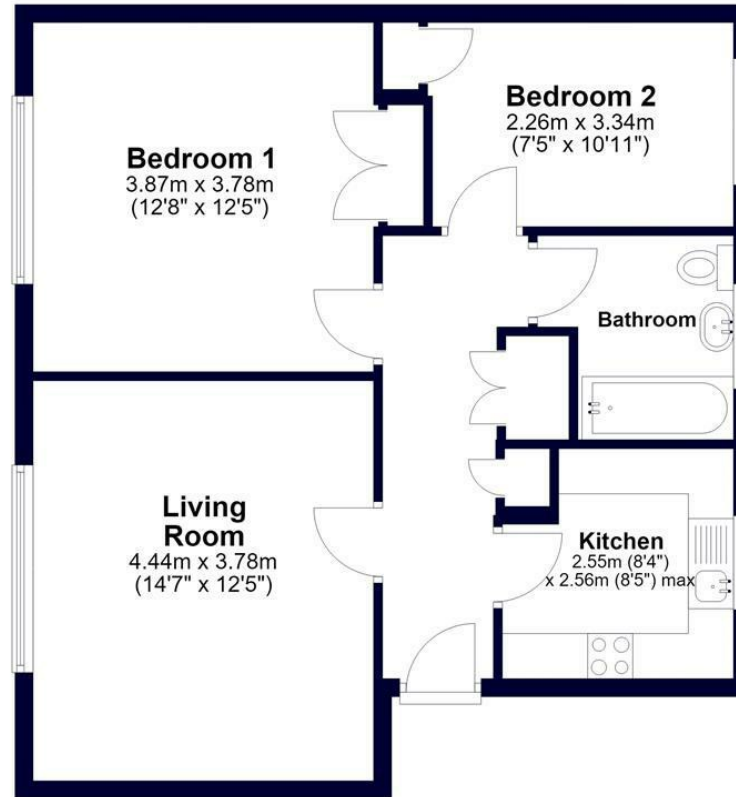
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





## Ground Floor

Approx. 60.8 sq. metres (654.3 sq. feet)



Total area: approx. 60.8 sq. metres (654.3 sq. feet)

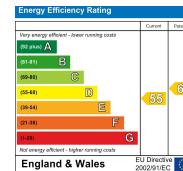
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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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71 Victoria Road, Ruislip Manor,  
Middlesex, HA4 9BH  
ruislipmanor@coopersresidential.co.uk

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