

# The Uplands

Ruislip • • HA4 8QN  
Asking Price: £900,000



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est 1986

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This well presented presented five bedroom family home offers an exceptional and versatile layout across three floors, perfect for modern living. The property has been extended throughout the years, also offers ample off street parking and close proximity to local schools and transport links.

FIVE BEDROOM

DETACHED

EXTENDED

OPEN PLAN KITCHEN

THROUGH LOUNGE

SEPARATE LIVING ROOM AND BATHROOM

OFFICE

PRIVATE REAR GARDEN

SOUGHT AFTER LOCATION

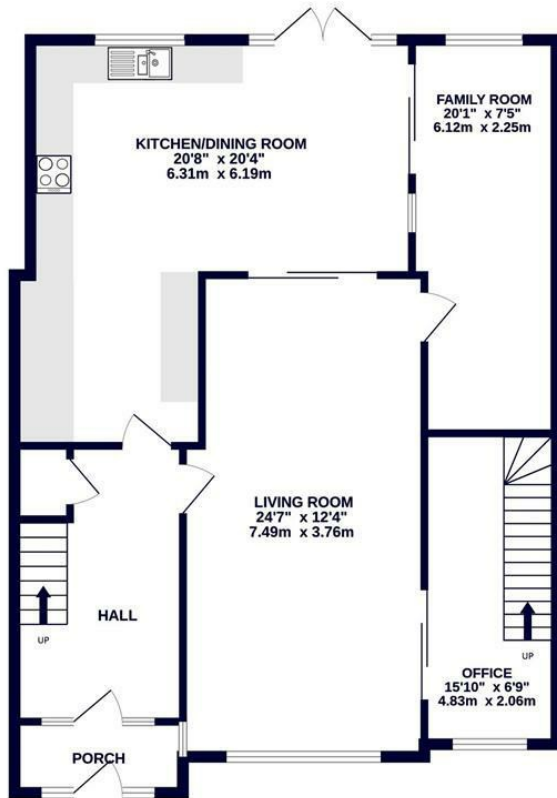
1977 SQ.FT

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.

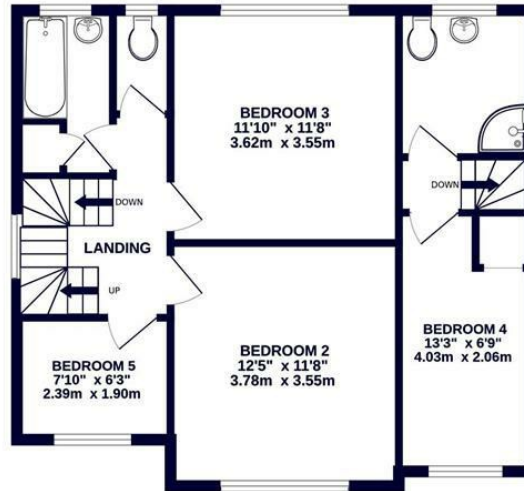




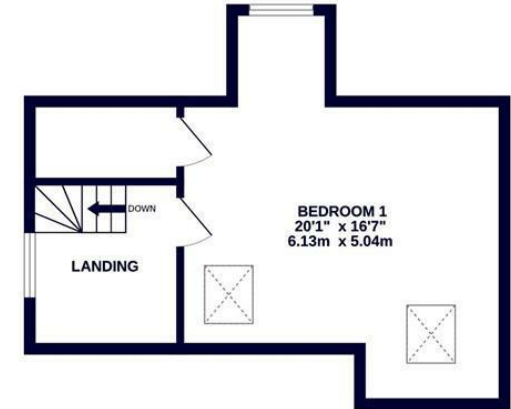
GROUND FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



2ND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1977 sq.ft. (183.7 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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126-128 High Street, Ruislip,  
Middlesex, HA4 8LL  
ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running 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.