

# St. Margarets Road

Ruislip • Middlesex • HA4 7NZ  
Asking Price: £700,000



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Located on the desirable St Margarets Road in Ruislip, this charming semi detached home offers a perfect blend of character and practicality. The ground floor boasts a spacious lounge with a bay window, a dining room ideal for entertaining, and a well appointed kitchen leading to the garden. Upstairs, three well proportioned bedrooms and a family bathroom provide ample living space. The property also features off street parking, a delightful front garden, and a generous rear garden with mature trees and versatile outbuildings.

Semi detached

Three bedrooms

Lounge

Dining room

Kitchen

Family bathroom

Garden

Garage

Off street parking

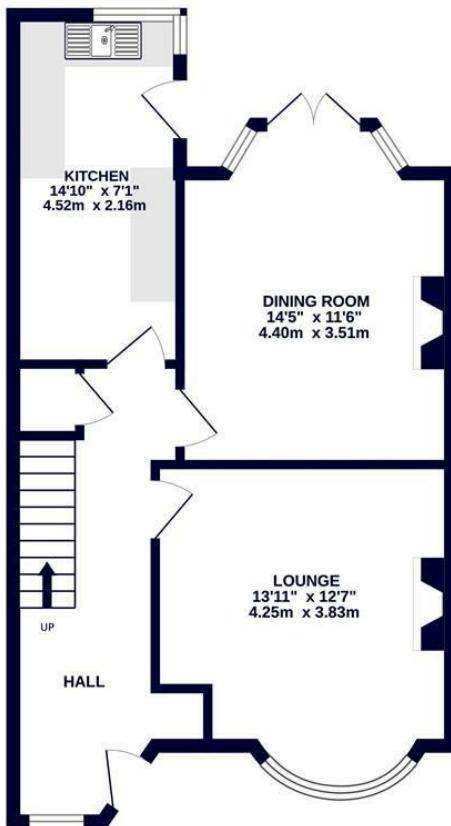
Sought after road

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  
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



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TOTAL FLOOR AREA: 988 sq.ft. (91.8 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
Very energy efficient - lower running costs	
99.99% A	
99.49% B	
99.00% C	
98.51% D	
98.02% E	
97.53% F	
97.04% G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	87
England & Wales	36

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.