

# East Mead

Ruislip • Middlesex • HA4 9HH  
Guide Price: £650,000



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Located on East Mead, South Ruislip, this three-bedroom detached bungalow offers spacious and well-presented accommodation throughout. The property features a bright living/dining room with ample natural light, a kitchen, and three generously sized bedrooms including a principal bedroom with convenient access to the bathroom facilities. A welcoming hallway connects the living spaces seamlessly, while the family bathroom and additional WC provide practicality for everyday living. Outside, the home benefits from a substantial detached garage (over 35ft long), ideal for storage or workshop use. With a total floor area of approximately 1,228 sq. ft., this charming bungalow combines comfort and versatility, making it an excellent choice for families or downsizers alike.

CHAIN FREE

DETACHED BUNGALOW

THREE BEDROOMS

THROUGH LOUNGE

TWO BATHROOMS

KITCHEN

SECLUDED GARDEN

QUIET LOCATION

OFF STREET PARKING

1,228 SQ.FT. TOTAL

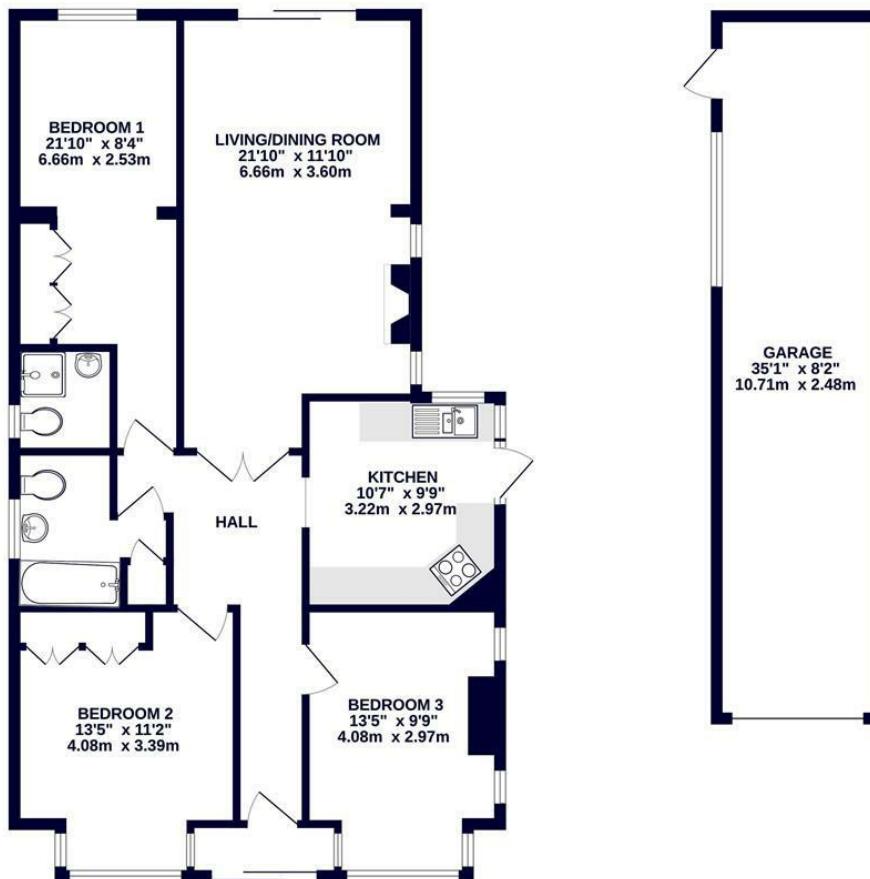
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.

OUTBUILDING  
286 sq.ft. (26.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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	
2001-02 A	A
2002-03 B	B
2003-04 C	C
2004-05 D	D
2005-06 E	E
2006-07 F	F
2007-08 G	G
More energy efficient - higher running costs	
EU 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.