

Kings College Road

Ruislip • Middlesex • HA4 8BQ

Asking Price: £850,000



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LOCATION LOCATION LOCATION, situated on the highly desirable Kings College Road, within walking distance to superb transport links into central London, numerous highly rated schools and beautiful green spaces, this attractive semi-detached home offers wonderfully bright, spacious, and airy living split across three thoughtfully arranged levels. The ground floor opens via a welcoming hallway into a generous bay-fronted living and dining room, flowing seamlessly through to a second light-filled lounge with garden access, complemented by a separate kitchen. On the first floor, you will find three well-proportioned bedrooms, including a impressive front bedroom with a featured bay window, all served by a main family bathroom. The top floor features a private master bedroom suite complete with its own dedicated en-suite shower room. Outside, the property benefits from plenty of private off-street parking, alongside a standalone garage, perfect for secure parking or extra storage.

FOUR BEDROOM

SEMI DETACHED HOME

BRIGHT AND AIRY

LOFT CONVERSION WITH EN SUITE

TWO BATHROOMS

GARAGE

OFF STREET PARKING

HOMELY FEELS WITH SCOPE TO FURTHER DEVELOP

LARGE REAR GARDEN

PRIME LOCATION

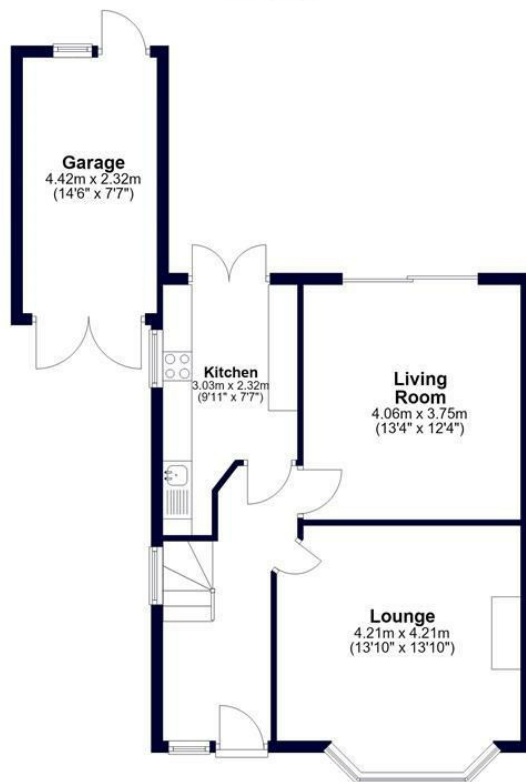
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Ground Floor

Approx. 49.1 sq. metres (528.6 sq. feet)
(excluding Garage)



First Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



Second Floor

Approx. 23.8 sq. metres (256.3 sq. feet)



Total area: approx. 122.6 sq. metres (1319.2 sq. feet)



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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**126-128 High Street, Ruislip,
Middlesex, HA4 8LL**
ruislipsales@coopersresidential.co.uk

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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.