

Braintree Road

Ruislip • Middlesex • HA4 0EJ

Guide Price: £500,000



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This well-proportioned two-bedroom end of terrace house on Braintree Road offers spacious and versatile living accommodation, ideal for first-time buyers, small families, or investors alike. The ground floor features a generous living room stretching over 17ft, providing an excellent space for both relaxing and entertaining. To the rear, a separate kitchen offers ample storage and workspace, with direct access to the garden, while a convenient ground floor WC adds to the practicality of the layout. Upstairs, the property comprises two good-sized bedrooms, including a spacious principal bedroom and a well-proportioned second bedroom. A family bathroom completes the first floor. Externally, the property benefits from its end of terrace position, offering additional privacy and side access. A private rear garden provides outdoor space for enjoyment or future landscaping, while a separate garage adds valuable storage. Situated on Braintree Road in South Ruislip, the property is conveniently located close to local amenities, well-regarded schools, and excellent transport links, making it a great option for commuters and growing households.

END TERRACE HOUSE

TWO DOUBLE BEDROOMS

FAMILY BATHROOM

OUTBUILDING

OFF STREET PARKING

LIVING ROOM

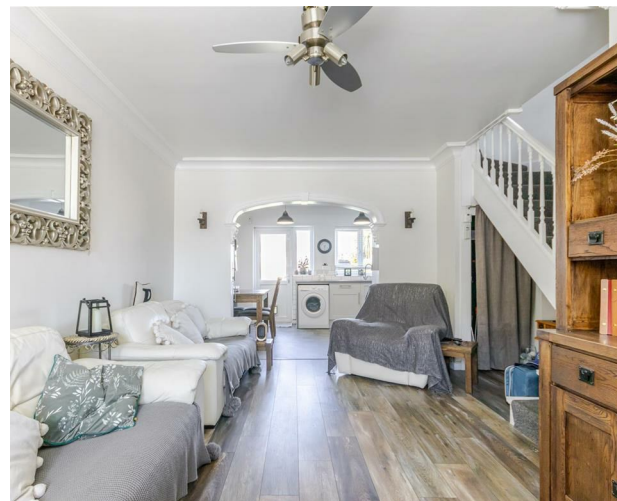
KITCHEN/DINER

DOWNSTAIRS W.C.

QUIET ROAD

1,024 SQ.FT.

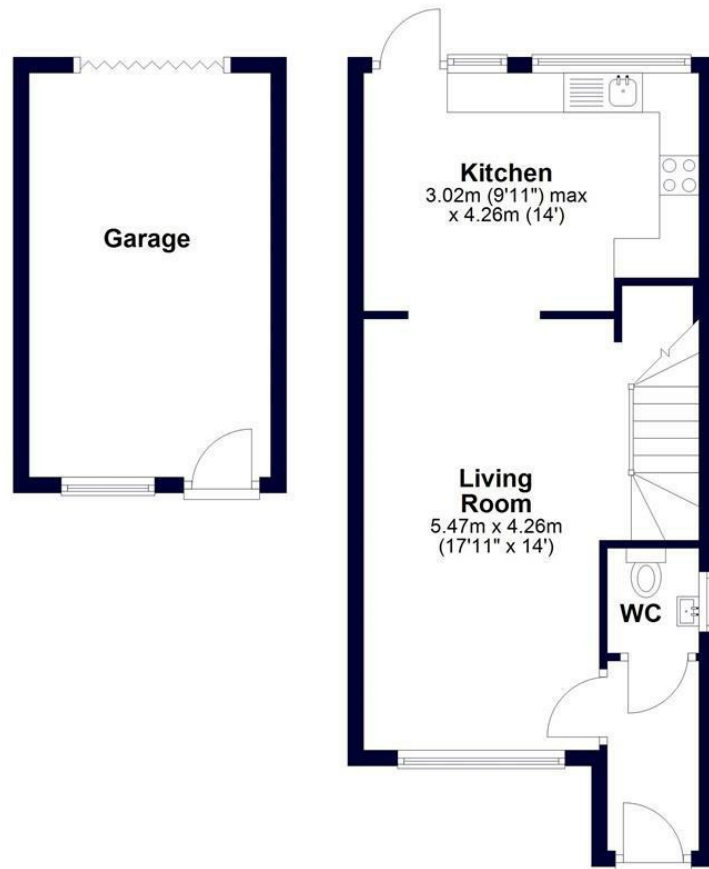
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Ground Floor

Approx. 62.7 sq. metres (675.4 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



Total area: approx. 95.2 sq. metres (1024.3 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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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		
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		
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.