

Fairacres

Ruislip • Middlesex • HA4 8AN
Offers In Excess Of: £600,000



coopers
est 1986

Fairacres

Ruislip • Middlesex • HA4 8AN

Nestled away in the peaceful and highly sought after Fairacres, Ruislip, this three bedroom detached home presents a fantastic opportunity for buyers looking to create a property tailored to their own tastes. Offered to the market with no onward chain, the home enjoys a quiet residential setting and benefits from off street parking, a detached garage and well proportioned accommodation throughout. While the interiors are full of character and colour, the property is now in need of complete modernisation, making it an ideal renovation project with excellent potential.

To the rear, the generous garden, although currently overgrown, offers a wonderful outdoor space with ample scope for landscaping and entertaining. There is also exciting potential to extend the property, subject to the usual planning permissions, allowing buyers to maximise both the living space and future value. Combining a desirable location with outstanding potential, this detached home is a rare opportunity for those seeking to put their own stamp on a property in one of Ruislip's most tranquil roads.

Chain free

Detached family home

Three bedrooms

Open plan living space

Kitchen

Family bathroom

Scope to extend (STPP)

Off street parking

Garage

Quiet 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. 56.6 sq. metres (608.9 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



Garage
4.90m x 2.55m
(16'1" x 8'5")

Total area: approx. 99.5 sq. metres (1070.8 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.
©Property Pot. Produced on behalf of Coopers Residential.



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 - highest 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.