

Blagrove Crescent

Ruislip • Middlesex • HA4 8FS

Asking Price: £1,595,000



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Set within the sought after and prestigious Sandringham Park development this six bedroom detached residence offers a wealth of elegance and is flawlessly presented throughout. Showcasing a versatile floor plan, stylish finishes and multiple living spaces the property briefly comprises of an entrance hallway, two reception rooms, ground floor W.C, a study, kitchen/dining room, games room, six bedrooms and four bathrooms. The property also benefits from off street parking, a private rear garden and an outhouse.

CHAIN FREE

DETACHED PROPERTY

SIX BEDROOMS

FOUR BATHROOMS

UNDERFLOOR HEATING

GAMES ROOM/ SEPERATE ANNEX

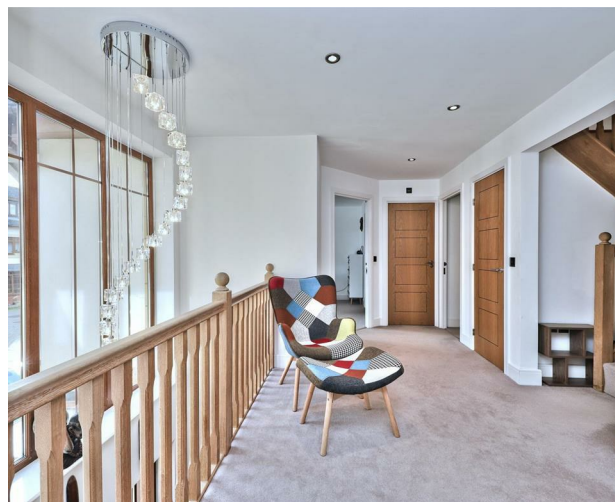
LARGE GARDEN

PRIVATE GATED ROAD

OFF STREET PARKING

3539 SQ FT

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.





SITUATION

Blagrove Crescent is located in the Sandringham Park development, built by Taylor Wimpey and is within walking distance of Eastcote and Ruislip Manor shops, underground stations, cafés and restaurants. Eastcote station is on the Metropolitan/Piccadilly line. Other nearby stations include South Ruislip which is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. Field End Road provides a regular bus service to Northwood, Ruislip or Northolt and for the motorist the A40/M25 is a short drive away providing access to London and the Home Counties. This property is within the catchment area of some highly sought after primary and secondary schools, including the well renowned Bishop Ramsey School. A number of leisure facilities nearby including Highgrove and David Lloyd.

DESCRIPTION

Once inside the home you are greeted with a large entrance hallway, with an elegant stairway, leading to the first floor. To the left of the entrance hallway there is a large, bright and airy family room benefitted with fitted tv display and storage cabinet. There is a bespoke kitchen/diner which has been finished to a high specification with ample worktop and storage space as well as lovely views and access to the garden. The main living area, towards the back of the property, has a beautiful gas fireplace and two sets of double doors allowing natural light to seep through. To the right of the property you are greeted with a W.C, separate storage cupboard and study, with side access to the garden. Completing the ground floor is an impressive games room, which could also be used as a separate annex, with fitted appliances, worktop and storage space also with access to the garden. On the first floor a grand landing area, with a large feature window, leads to a single bedroom and three double bedrooms, two of which benefit from en-suite bathrooms and the third one with access to a beautifully finished four-piece jack and jill family bathroom. All the four bedrooms have fitted wardrobes, one with a wonderful balcony with views overlooking the wrap around garden. The master bedroom is completed with a small Juliette balcony. Leading to the second floor you are instantly impressed with a spacious fifth bedroom, including a separate ensuite and fitted wardrobes and the large and bright sixth bedroom, with eaves, perfect for extra storage space.

OUTSIDE

To the front of the property is a paved driveway providing space for off street parking and there are two gated side accesses on either side of the property which lead to the rear garden. The rear garden provides an impressive, private wrap around garden, which is mostly laid to lawn, completed with a patio area perfect for entertaining. There is also an outhouse which can be used for plenty of storage, a space for extra entertainment or a gym.



Schools:

St Martins (3.6 miles) Coteford Infant School (0.2 miles)
 St Johns Northwood (2.7 miles) Warrender Primary School (0.5 miles)
 St Helens (2.7 miles) Bishop Ramsey Church of England School (0.3 miles)



Train:

Eastcote Station (0.6 miles)
 Ruislip Manor Station (0.8 miles)



Car:

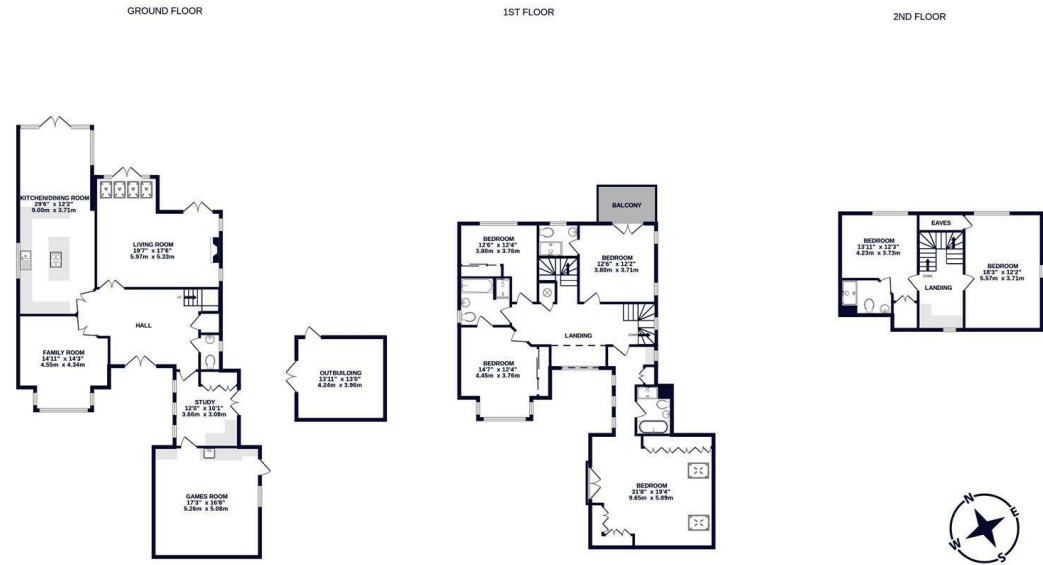
M4, A40, M25, M40



Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 3539sq.ft. (328.8 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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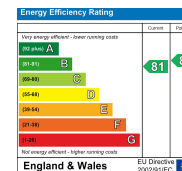
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