

South Drive

Ruislip • Middlesex • HA4 8EX
Offers In Excess Of: £985,000



coopers
est 1986

South Drive

Ruislip • Middlesex • HA4 8EX

Superbly located in a quiet residential road just moments away from Ruislip High Street, this unique three bedroom semi detached residence benefits from generous living space, lots of natural light, original features. South Drive is a quiet tree lined residential road in close proximity to Ruislip High Street which offers trendy eateries, shops, parks and transport links.

UNIQUE SEMI DETACHED HOME

THREE BEDROOM

FAMILY ROOM

LIVING ROOM

DINING ROOM

SELF-CONTAINED ANNEX

WALKING DISTANCE TO RUISLIP HIGH STREET

OFF STREET PARKING

LARGE GARDEN

1,737 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

South Drive is merely footsteps from the bustling High Street of Ruislip where a vast number of shops, restaurants and transports links can be found including Waitrose, Tesco Express, and coffee bars. For the motorist, there are excellent connections to central London via the M25 and the M40. Commuters are well suited with five London Underground stations in the area. Ruislip Station is at the end of the High Street and provides the Metropolitan and Piccadilly lines. Other nearby stations include West Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including BWI, Whiteheath, Sacred Heart and Bishop Ramsey. Ruislip Woods, Highgrove leisure centre and Ruislip Bowls club are all also nearby.

DESCRIPTION

When approaching the property you are immediately impressed with this one of a kind property due to its commanding size and original features. As you enter through the front door you will find the spacious hallway, allowing access to all ground floor rooms. The left side of the property has a great size self-contained annex. Across the hallway is the family room with a large bay window making this a bright space with a beautiful fireplace. The living room is directly behind the family room which leads into the dining area. The ground floor is completed with a good size kitchen which offers plenty of worktop and storage space with a lovely view over the garden. The first floor boasts two large double bedrooms, as well as a single bedroom, completing the first floor is the family bathroom.

OUTSIDE

The front drive has excellent space with off street parking. The rear garden is exceptionally large mostly laid to lawn with shingle borders and patio area, perfect for all year family entertainment.



Schools:

Warrender Primary School 0.4 miles
 Sacred Heart Catholic Primary School 0.4
 Bishop Ramsey Church of England School 0.6 miles



Train:

Ruislip 0.2 miles
 Ruislip Manor 0.3 miles
 West Ruislip 0.8 miles



Car:

M4, A40, M25, M40



Council Tax Band:

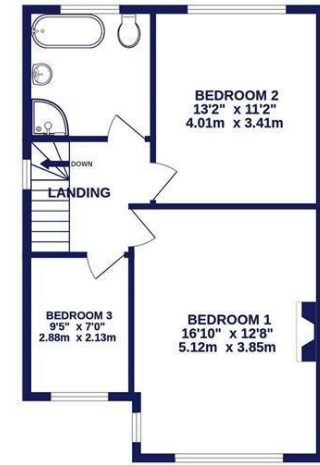
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 1186 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR
 552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1737 sq.ft. (161.4 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.

Made with Metropix ©2023



coopers
 est 1986

01895 625 625

**126-128 High Street, Ruislip,
 Middlesex, HA4 8LL**

ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		
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.