

St. Edmunds Avenue

Ruislip • Middlesex • HA4 7XW

Asking Price: £650,000



coopers
est 1986

St. Edmunds Avenue

Ruislip • Middlesex • HA4 7XW

This two bedroom bungalow showcases high quality features with smart modern additions. The home is ideally positioned central to both Ruislip and Eastcotes High streets as well as there being a selection of highly regarded schools for all ages surrounding the property.

DETACHED BUNGALOW

TWO BEDROOMS

LOUNGE/ DINING AREA

KITCHEN WITH FITTED APPLIANCES

FAMILY BATHROOM

SOUTH FACING GARDEN

DOUBLE GARAGE

SOUGHT AFTER LOCATION

OFF STREET PARKING

953 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

St Edmunds Close is located off Park Avenue in North Ruislip. A quiet residential road within walking distance of both Ruislip High Street and its local shops, restaurants and coffee bars. There are a number of local schools, BWI, Whiteheath and Bishops Ramsey within close proximity. Ruislip and West Ruislip tube stations are nearby offering access to the City and West End on the Central/Metropolitan/Piccadilly lines. This chalet style house is conveniently located to the A40 with it's access into London and the Home Counties.

DESCRIPTION

Beautifully presented throughout with a fresh, crisp, neutral decor this two bedroom bungalow showcases high quality features with smart modern additions. Arranged over one floor this property comprises an entrance hallway providing access to both the master bedroom and second bedroom. To the rear of the property there is an impressive kitchen/breakfast room which benefits from having a wealth of storage, worktop space and array of integrated appliances. The home is ideally positioned central to both Ruislip and Eastcotes High streets as well as there being a selection of highly regarded schools for all ages surrounding the property. Completing this fantastic home is a stunning, light filled spacious lounge/diner with fantastic views of the garden area and contemporary family bathroom.

OUTSIDE

The property has a beautiful frontage with a mass of on-street parking. To the rear there is a secluded garden which features well stocked mature shrub borders and a wrap around decking area that provides the perfect space for entertaining. This home also benefits from a garage.



Schools:

Bishop Winnington-Ingram CofE Primary 0.5 miles
Whiteheath Nursery, Infant & Junior 0.5 miles
Haydon Secondary 1 mile



Train:

Ruislip 0.9 miles
Ruislip Manor 1.0 mile
West Ruislip 1.0 miles



Car:

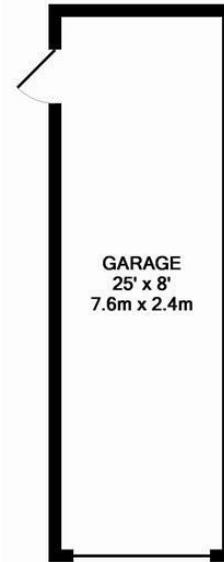
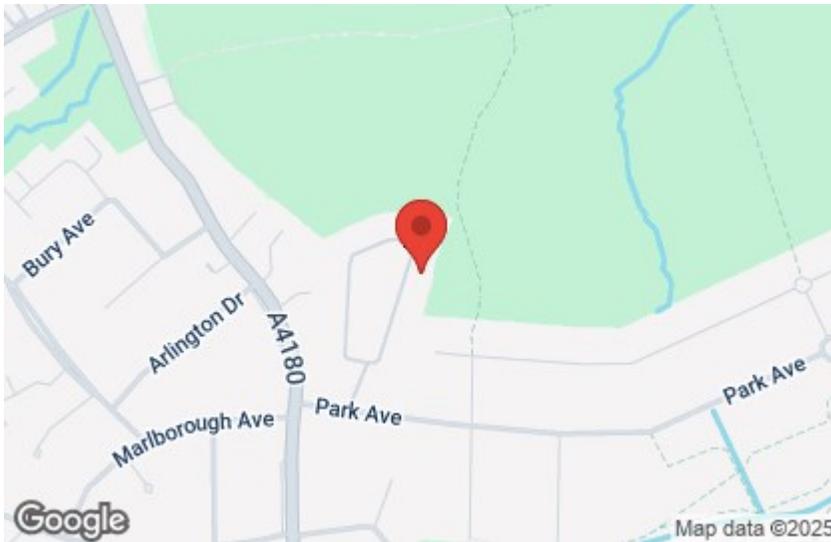
M4, A40, M25, M40



Council Tax Band:

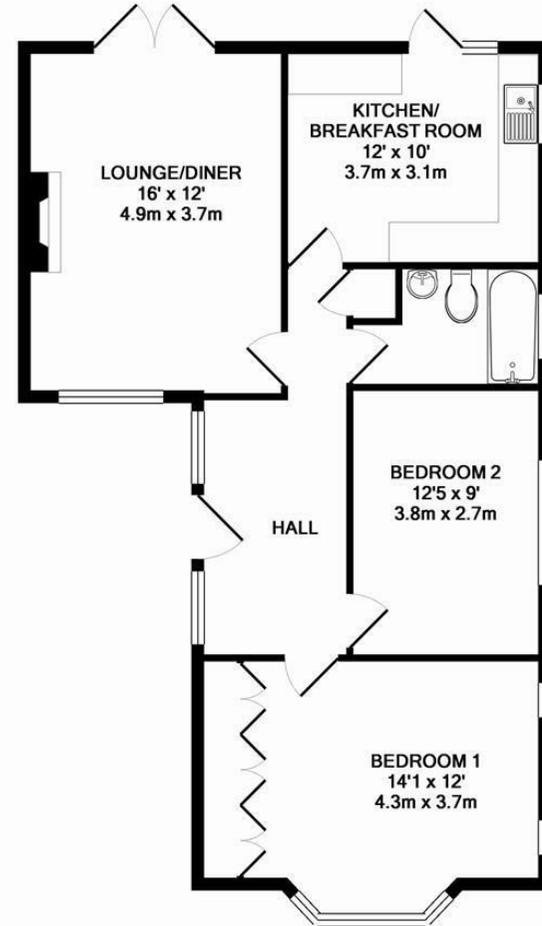
E

(Distances are straight line measurements from centre of postcode)



GARAGE
25' x 8'
7.6m x 2.4m

OUTBUILDING
APPROX. FLOOR
AREA 200 SQ.FT.
(18.6 SQ.M.)



**KITCHEN/
BREAKFAST ROOM**
12' x 10'
3.7m x 3.1m

LOUNGE/DINER
16' x 12'
4.9m x 3.7m

HALL

BEDROOM 2
12'5 x 9'
3.8m x 2.7m

BEDROOM 1
14'1 x 12'
4.3m x 3.7m

GROUND FLOOR
APPROX. FLOOR
AREA 753 SQ.FT.
(69.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 953 SQ.FT. (88.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2016



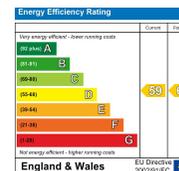
01895 625 625

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

ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk

coopers
est 1986



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.