

Kingsend

Ruislip • Middlesex • HA4 7DD
Offers In Excess Of: £1,000,000



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A charming extended four bedroom detached house located on a popular residential road in North Ruislip. This generously proportioned house benefits from a large living room/through lounge to dining room, kitchen with a separate utility room, four bedrooms, family bathroom and large loft room. The property has planning permission granted (Loft & Rear), also the groundwork for the rear extension has been completed already.

FOUR BEDROOM

DETACHED

GARAGE

READY TO FINISH EXTENSION WORK (LOFT AND REAR)

SOUTH FACING GARDEN

OFF STREET PARKING

FAMILY BATHROOM

MULTIPLE RECEPTION ROOM

SOUGHT AFTER LOCATION

1,559 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.





LOCATION

Kingsend is a sought after road located in Ruislip and just a few steps away from Ruislip High Street where a vast number of shops, restaurants and transport links can be found. Commuters are well served with Ruislip Station a short walk away at the end of the high street providing easy access into Central London and the city via the Metropolitan or Piccadilly tube lines. A short walk away, West Ruislip station is serviced by the Central Line tube, as well as Chiltern Railways trains into Marylebone Station. For the motorist, the A40/M40 and M25 are a short drive away, providing easy access to Central London and the Home Counties. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Sacred Heart Primary, BWI Primary and Bishop Ramsey Secondary. Ruislip Golf Club, Ruislip Woods and Highgrove Gym & Swimming pool are all a short walk away.

DESCRIPTION

A charming and extended four bedroom detached house located on a popular residential road in North Ruislip. On the ground floor to the front of the property is a large living room/through lounge with feature fireplace that leads to the separate dining room at the rear. The kitchen is a good space that offers plenty of storage and surface space, there is a separate utility room with a w.c. and access to the rear garden. Solid parquet wood flooring runs throughout the ground floor. On the first floor there are three double bedrooms and a single bedroom. The first floor is complete with a modern family bathroom, being separate. Stairs rise to the final floor in the loft space with an abundance of eaves storage also.

OUTSIDE

The front of the property offers plenty of private off street parking for multiple cars. The large, south facing garden is part landscaped and part laid to lawn and storage shed towards the home.



Schools:

Sacred Heart Catholic Primary School 0.3 miles
 Bishop Winnington-Ingram CofE Primary School 0.4 miles
 Bishop Ramsey Church of England Secondary School 0.8 miles



Train:

Ruislip Station 0.2 miles
 West Ruislip Station 0.5 miles



Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



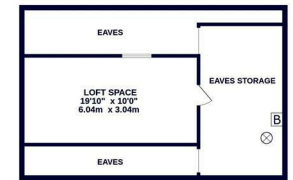
GROUND FLOOR
 902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
 657 sq.ft. (61.1 sq.m.) approx.



LOFT SPACE



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TOTAL FLOOR AREA : 1559sq.ft. (144.8 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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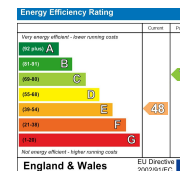
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