



**A THREE BEDROOM FAMILY HOME WITH SCOPE TO EXTEND (STPP)**

College Drive, Ruislip, HA4 8SD

**ROBSONS**

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**ENTRANCE PORCH & HALLWAY • GUEST  
WC • TWO RECEPTION ROOMS •  
CONSERVATORY • KITCHEN • THREE  
BEDROOMS • FAMILY BATHROOM • WELL  
PRESENTED GARDEN • OFF-STREET  
PARKING • GARAGE • SCOPE TO EXTEND (STPP)**

## Description

A great opportunity to acquire a three bedroom, detached property situated on a popular road close to local amenities, schools and excellent transport links. This property has been well-maintained both inside and out, and has ample scope to extend (STPP), perfect for growing families.

The ground floor comprises an entrance porch and hallway with a guest WC. There is a generous, front aspect lounge with a large bay window that fills the room with natural light, a separate dining room with an adjoining conservatory, and a kitchen. To the first floor there are three double bedrooms with two benefiting from fitted wardrobes, a family bathroom and a WC.





Externally the property boasts a well-presented, sizeable rear garden that is laid to lawn with a patio area. There is the added benefit of a garden shed for storage. To the front there is a driveway allowing off-street parking for multiple cars, a garage and side access to the garden.

### Location

Located on one of the areas most sought-after roads, within easy reach of Eastcote, Ruislip Manor and Ruislip high streets offering a vast selection of shops, restaurants, coffee houses and supermarkets. There are excellent transport facilities in the area including the Metropolitan and Piccadilly line services at both Eastcote and Ruislip Manor, as well as local bus routes. The area is well served by highly regarded primary and secondary schooling, including Warrender Primary and Bishop Ramsey which are both within walking distance.

### Additional Information

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Hillingdon

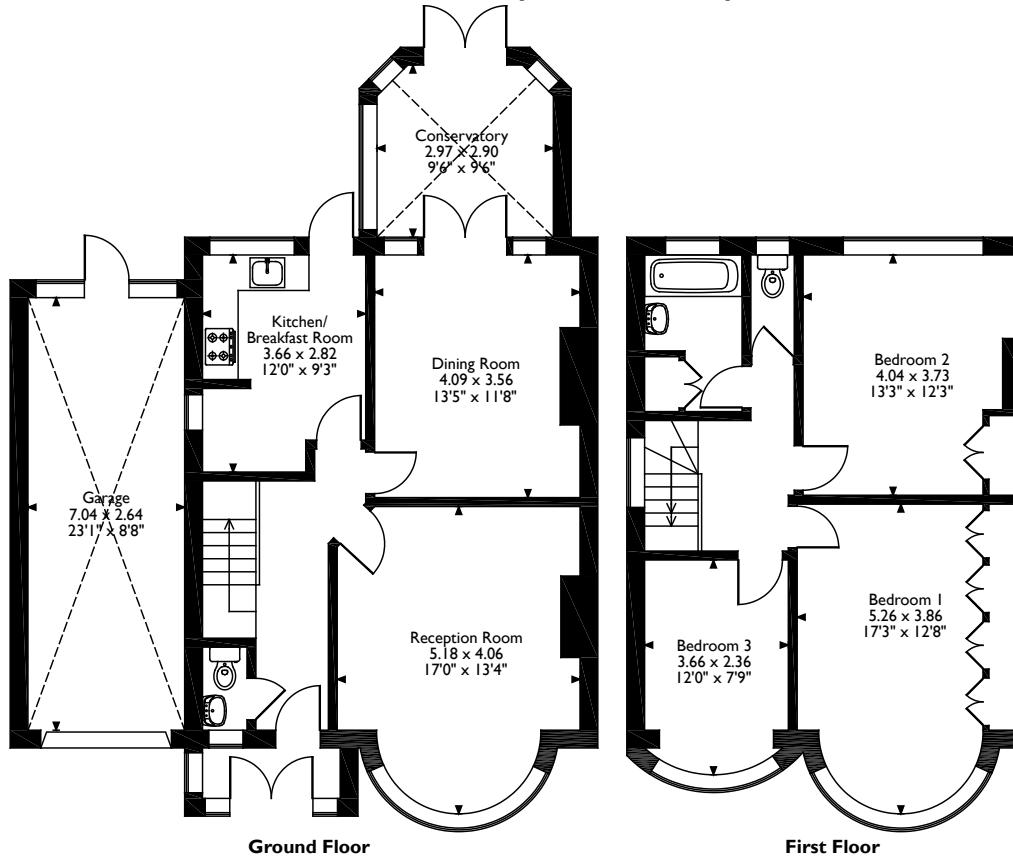
Council Tax: Band F

Energy Efficiency Rating: Band D



College Drive, Ruislip  
 Approximate Gross Internal Area  
 Main House = 121 Sq M/1310 Sq Ft  
 Garage = 19 Sq M/200 Sq Ft  
 Total = 140 Sq M/1510 Sq Ft

(z)



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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