

Floorplan



GROUND FLOOR
APPROX. FLOOR AREA 397 SQ.FT. (36.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 389 SQ.FT. (36.1 SQ.M.)

2ND FLOOR
APPROX. FLOOR AREA 381 SQ.FT. (35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1167 SQ.FT. (108.4 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
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. Always check the details before agreeing to purchase, This includes checking on the existence of relevant permissions. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings/Sketches/Plans - This representation is provided for general guidance and is not to scale.

Coleridge Drive Ruislip



Lawrence Rand
Estate Agents





Coleridge Drive
Ruislip
£1,800 per month

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	H	H

Key features

- Newly Built Development
- Set Over Three Floors
- Four Bedrooms
- Downstairs Cloakroom
- Off Street Parking
- Attractive Kitchen Diner
- Private South Facing Garden
- Three bathrooms
- Rear Garage
- Immaculate Condition Throughout

Property details

Set over three floors, this beautifully presented four bedroom townhouse is generously proportioned and tastefully styled throughout in contemporary colours. The property is ideally located within the catchment area to many highly regarded schools and also boasts a wonderful position on the estate overlooking the green and the children's playground.

On the ground floor there is a stylish kitchen/diner with black granite work tops, white high gloss units, fully integrated appliances such as dishwasher, microwave, built in oven and hob and space for an American fridge/freezer. In addition, there is access to the garden via double doors in the kitchen, a guest cloakroom with tiled floor and a single bedroom/study. Throughout the ground floor there is high quality Karndean flooring with oak effect finish.

Stairs ascend to the first floor which comprises of a bright and spacious lounge with rear aspect, an immaculate fully tiled family bathroom and a further generous single bedroom with double doors out to a balcony.

To the second floor the master suite is generously proportioned with ample space for wardrobes and a beautifully appointed fully tiled en-suite with double shower. There is a further double bedroom with front aspect which also boasts a further fully tiled en-suite. All rooms on both the first and second floors are all fully carpeted with neutral tones.

To the rear of the residence there is a private south facing garden with a neatly paved patio, lawn and rear garage with access directly from the garden. There is an allocated parking space to the rear of the property and ample visitors parking to the front of the property.

The townhouse is situated on a popular newly built development less than ten minutes walking distance to Eastcote High Street, plentiful in local shops and amenities with fantastic links to central London via the Metropolitan and Piccadilly lines at Eastcote station. The property also has the benefit of the remainder of the NHBC 10 year guarantee.



We are local people who support our local community. We have unrivalled expertise and knowledge of the surrounding area

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