



## A WELL PRESENTED FOUR BEDROOM, TWO BATHROOM FAMILY HOME

Blagrove Crescent, Ruislip, HA4 8FS

**ROBSONS**



**ENTRANCE HALLWAY • KITCHEN / DINING ROOM • CONSERVATORY WITH UNDERFLOOR HEATING • GROUND FLOOR WC • RECEPTION ROOM • FOUR BEDROOMS • TWO BATHROOMS (ONE EN-SUITE) • PRIVATE GARDEN • OFF-STREET PARKING • NO ONWARD CHAIN •**

### Description

Situated within a popular development just a short distance from Eastcote's amenities, is this four bedroom, two bathroom family home, available to the market with no onward chain.

Upon entering the property you are greeted by an entrance hall with stairs to the first floor and under stairs' storage. There is a rear aspect kitchen / dining room featuring a stylish fitted kitchen with integrated appliances and a large kitchen island with a built-in wine cooler, an adjoining conservatory with underfloor heating, and a guest WC. In addition, there is a ground floor bedroom. To the first floor there is a second bedroom that boasts a fitted wardrobe, a luxury three-piece family bathroom, and a generous reception room. The second floor hosts the principal bedroom complete with fitted wardrobes and a modern en-suite, and a further double bedroom.







Externally this family home offers a private rear garden that is part lawn and part decking, with a garden shed for storage. To the front there is a driveway allowing off-street parking, as well as two allocated parking spaces.

### Location

Nestled within a popular development off Eastcote Road, also accessible via Lime Grove, this property is just a short distance from Eastcote high street which offers a vast variety of local shops, restaurants, coffee houses and popular supermarkets. For commuters, Eastcote Station is within walking distance (approx. 0.8miles) and provides a regular service into London via the Metropolitan Line and Piccadilly Line, with local bus routes also available. Pinner high street is also close by.

The area is well served by local primary and secondary schooling including nearby Bishop Ramsey Secondary School. There are a number of local parks and open spaces within walking distance, as well as Highgrove Pool & Fitness Centre.

### Additional Information

Guide Price: Price on Application

Tenure: Freehold

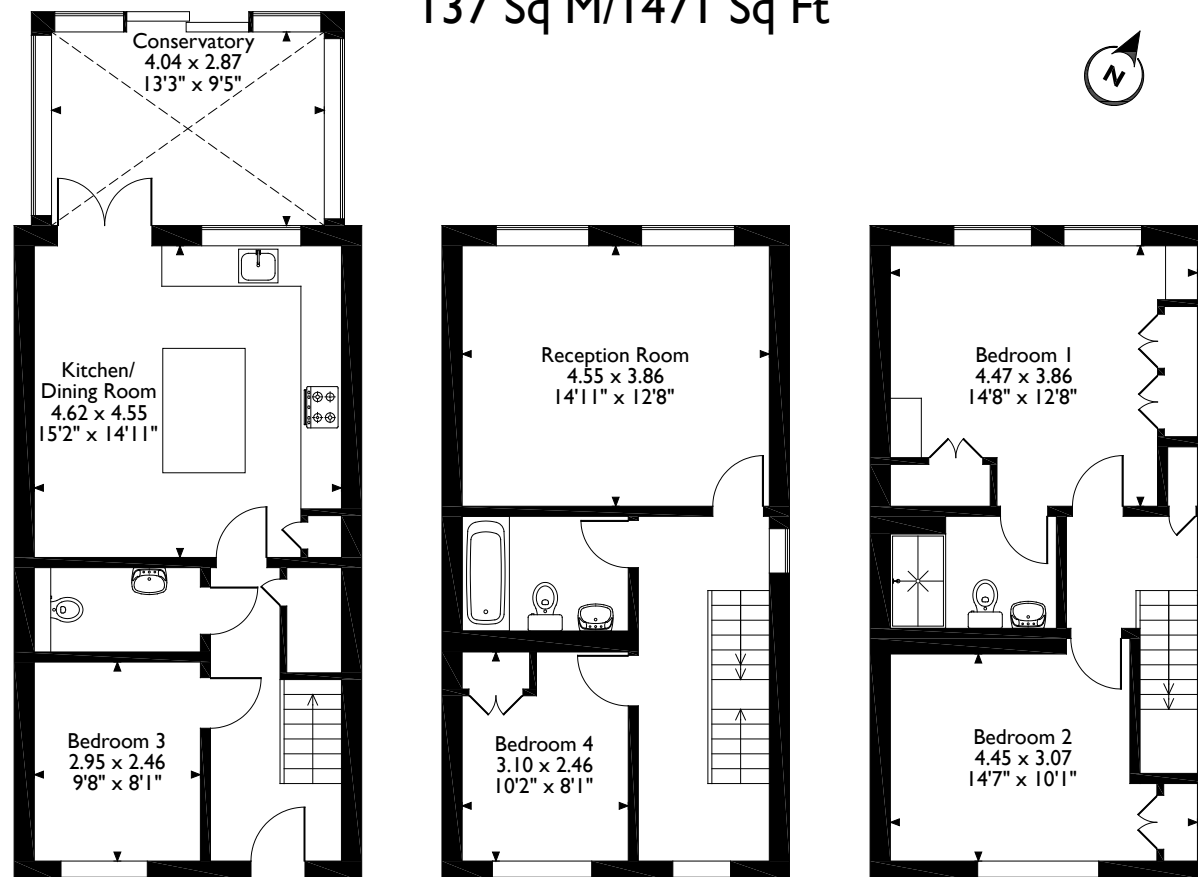
Local Authority: London Borough of Hillingdon

Council Tax: Band F

Energy Efficiency Rating: Band C



Blagrove Crescent, Ruislip  
Approximate Gross Internal Area  
137 Sq M/1471 Sq Ft



**Ground Floor**

**First Floor**

**Second Floor**

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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