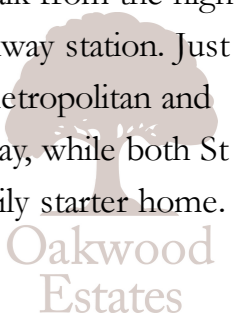




An exquisite garden haven and a superb cul-de-sac location make this unique four bedroom town house an excellent proposition for families seeking quiet privacy. The property benefits from having a 15ft x 15ft high gloss contemporary fitted kitchen with centre island sporting granite worktop, an L-shaped 16ft x 15ft living area with two window to rear aspect overlooking the garden. A contemporary three piece bathroom suite with marble tiled walls, further two contemporary shower rooms of which one is en-suite to bedroom one.

The property has been updated to include a high spec contemporary finish throughout, utility room on the ground floor. The garden has been landscaped to provide an easy maintainable paved split level garden with raised brick built flower beds providing haven to retreat from the stresses of everyday life.

Ruffle Close is a popular residential cul-de-sac in West Drayton, situated just a short walk from the high street with all its local shops and amenities including West Drayton (Elizabeth Line) railway station. Just a short drive away is Uxbridge town centre with its multitude of shopping facilities, metropolitan and Piccadilly line tube station, restaurants and bars. West Drayton academy is 0.1 miles away, while both St Matthew's CoFE & Laurel primary schools are 0.6 miles away, making this an ideal family starter home.

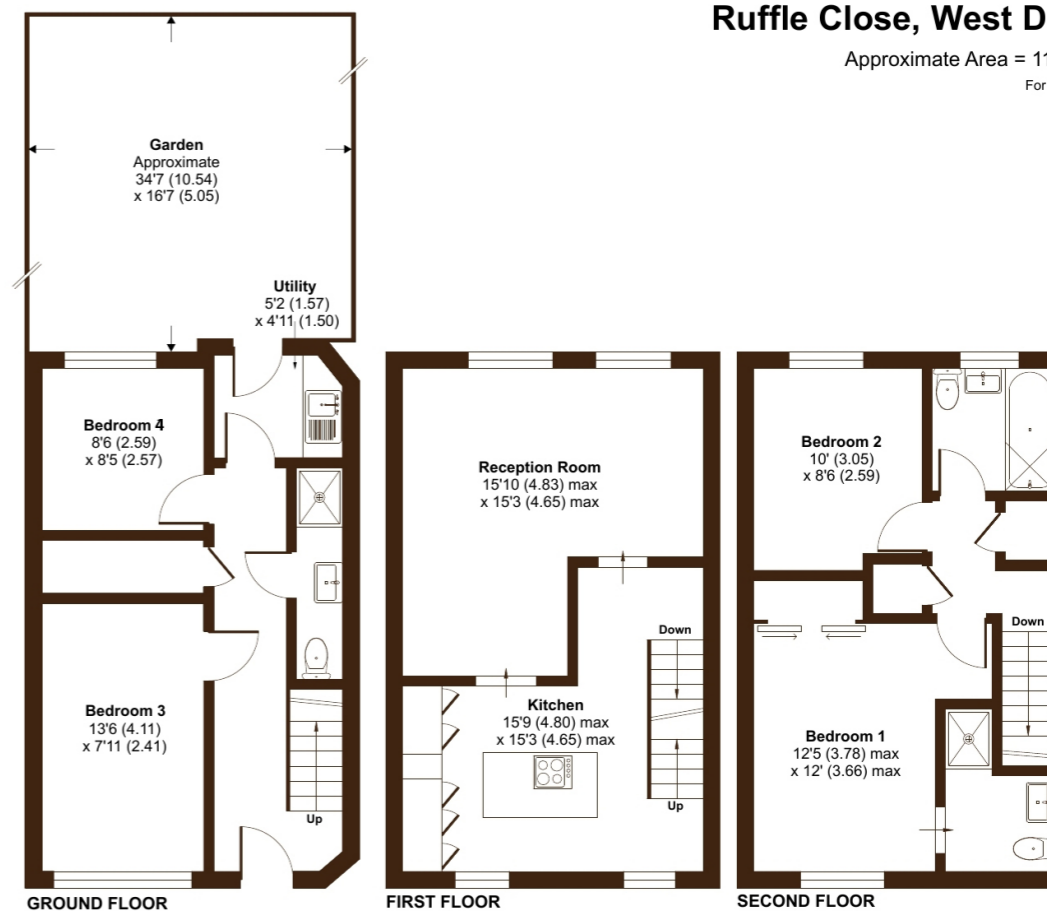


-  **FOUR BEDROOM TOWN HOUSE**
-  **LANDSCAPED GARDEN HAVEN**
-  **CONTEMPORARY HIGH GLOSS FITTED KITCHEN**
-  **QUIET SECLUDED LOCATION**
-  **BLOCK PAVED OFF ROAD PARKING**
-  **THREE BATHROOMS**
-  **CUL-DE-SAC LOCATION**
-  **L- SHAPED 15FT X 15FT LIVING AREA**
-  **STUNNING CONDITION THROUGHOUT**
-  **SHORT WALK TO WEST DRAYTON STATION (CROSS RAIL)**

					
x4	x2	x3	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Ruffle Close, West Drayton, UB7

Approximate Area = 1155 sq ft / 107.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Oakwood Estates Property Agents Ltd. REF: 1211405

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Interior

The main front door leads into the hallway with a large 8ft storage cupboard, door to a ground floor contemporary shower room and utility room with door to rear garden. Bedroom 3 has a window to front aspect while bedroom four is situated to the back of the property with window to rear aspect. Stairs lead up to the first floor and into a L-shaped 15ft x 15ft contemporary high gloss kitchen sporting floor to ceiling high gloss units a centre island with stainless steel sink, gas hob with designer extractor above. There are wooden shutters to both windows to front aspect and parquet wooden flooring. An archway leads through into a 16ft x 15ft L-shaped living area with two windows to rear aspect. Stairs lead up to the second floor landing with two cupboards and door leading to Bedroom one boasting fitted sliding door wardrobes and contemporary three piece shower room with concealed cistern WC, vanity unit with mixer taps and shower cubicle with built in rainfall shower. The contemporary three piece bathroom suite has bath with shower over, concealed cistern WC, designer wash hand basin and marble tiled walls, completing the second floor is the second bedroom with window to rear aspect overlooking the garden.

Tenure

Freehold

Exterior

From the utility room the door takes you out to a landscaped garden starting with a timber garden arc leading to a split level garden with raised brick built flower beds. The garden is mainly paved with a York stone providing an alfresco area to enjoy evening dinners or just relax in the shade on the hot summer days, flower and shrubs including plant pots have been placed to provide a quiet haven retreat, this is why we have included past and current photos showing the versatility on how you can move your shrubs around to place your furniture to suit your own style.

Location

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Council Tax

Band E

