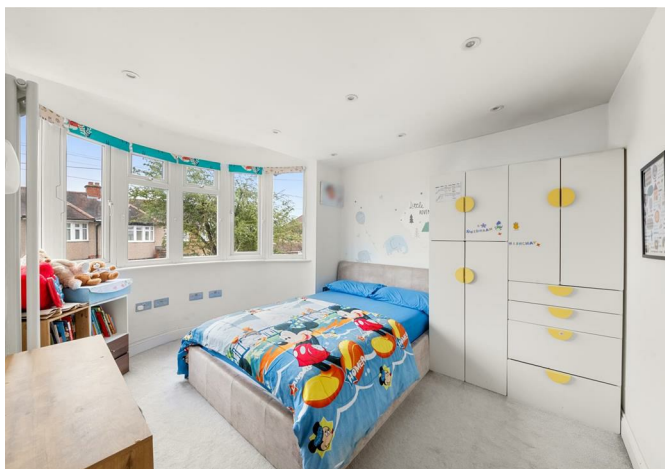


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& MILLER



Cottingham Chase, Ruislip, HA4 0BZ  
£875,000

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## Cottingham Chase, Ruislip, HA4 0BZ

**£875,000**

- Four / Five Bedrooms
- Immaculate Condition Throughout
- Skilfully Extended To Rear, Loft & Side
- Outhouse With Shower & Heating
- Ruislip Manor Station & Ruislip Gardens Station Nearby
- Private Rear Garden
- Family Bathroom
- Off Street Parking
- Excellent Location
- Closeby To Highly Regarded Schools

## Description

This spacious and versatile three-storey family home offers generously proportioned accommodation throughout, making it an ideal choice for modern family living.

The ground floor features a welcoming reception room, a versatile bedroom/home office, a convenient downstairs WC, and a generous open-plan kitchen/dining room, perfect for both everyday family life and entertaining.

On the first floor, the property boasts three well-sized bedrooms, including a superb master bedroom with its own en-suite shower room, complemented by a stylish contemporary family bathroom.

The second floor provides an additional spacious bedroom and a further bathroom, offering excellent flexibility for growing families, guests, or older children.

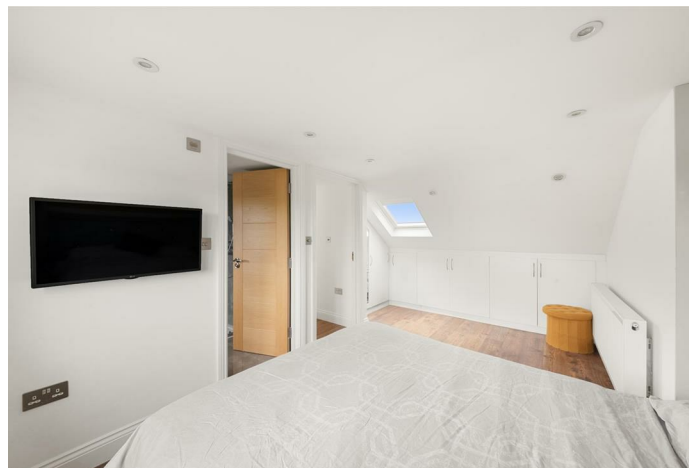
Externally, the home benefits from a private front driveway providing off-road parking, while the rear features a secluded enclosed garden complete with a useful outbuilding fitted with its own bathroom, ideal for additional living space, a home gym, or home office.

## Situation

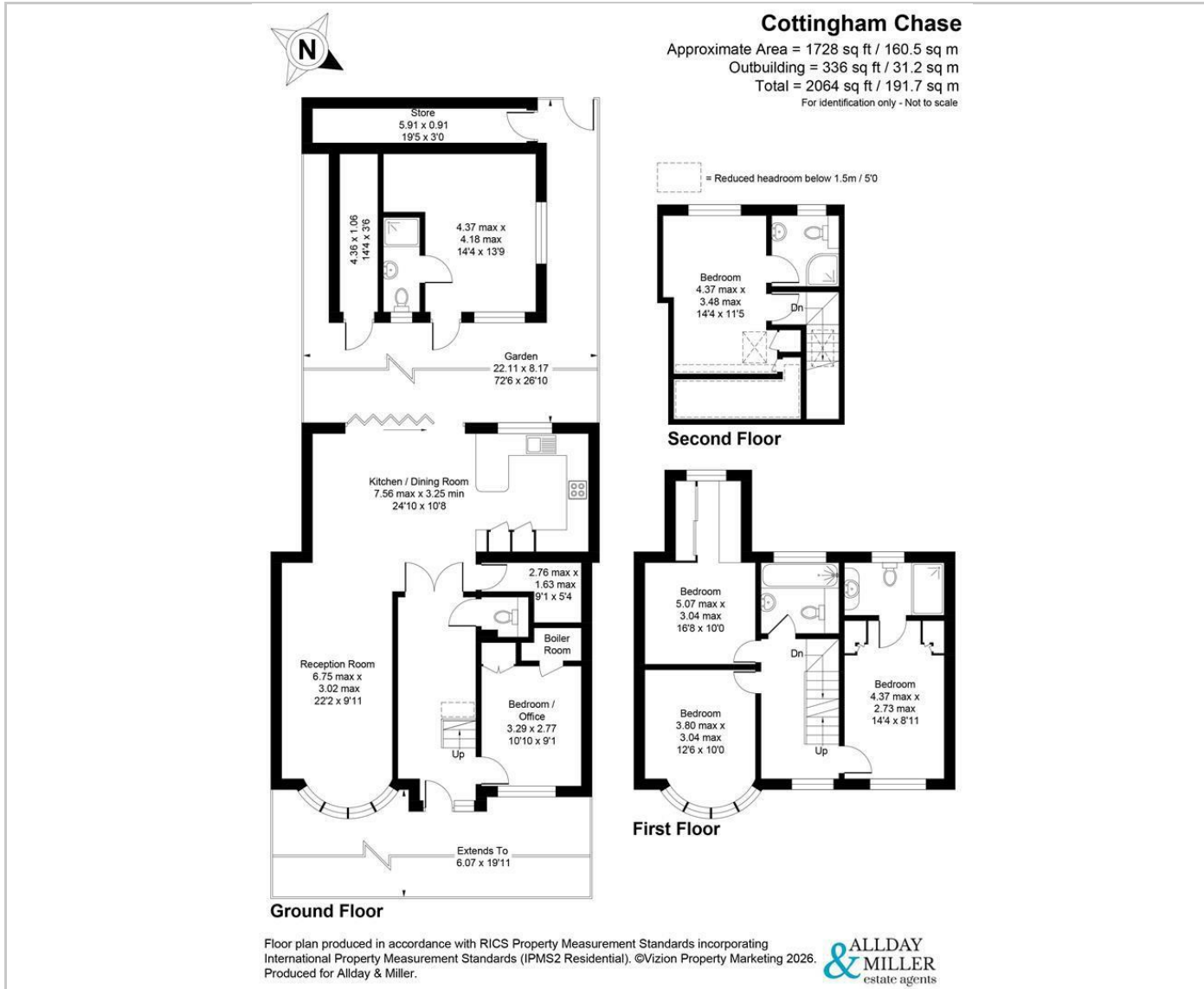
Situated in the highly sought-after area of Ruislip, Cottingham Chase offers a convenient and family-friendly location with excellent local amenities. The property is within easy reach of well-regarded schools, including Ruislip High School and Lady Bankes Primary School, making it an ideal choice for families.

Commuters benefit from outstanding transport links, with Ruislip Manor Underground Station just moments away, providing fast Metropolitan and Piccadilly Line services into Central London. Nearby Ruislip Gardens Underground Station offers Central Line access, while South Ruislip Station provides Bakerloo Line and Chiltern Rail connections.

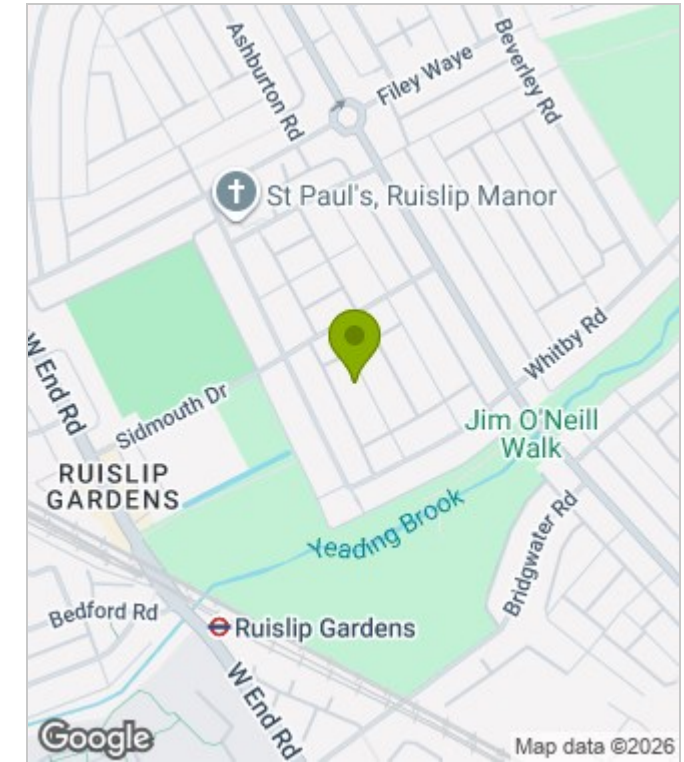
Residents can enjoy a variety of shopping and leisure facilities at nearby Ruislip Manor and Ruislip High Street, which boast an excellent selection of supermarkets, independent retailers, cafés, restaurants, and everyday essentials. The area is also well served by local parks, recreational facilities, and major road links including the A40, offering convenient access to Central London, Heathrow Airport, and the wider motorway network.



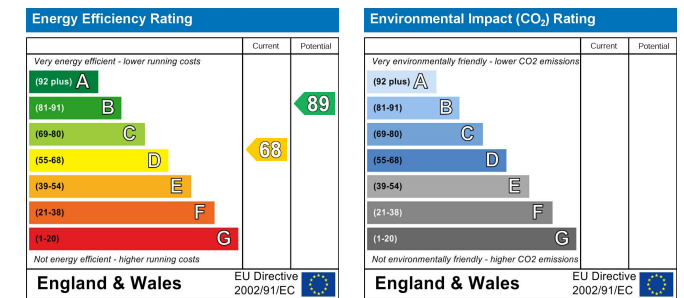
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.