



**Coombe Drive, Ruislip - HA4 9TP**  
**£600,000 | Freehold**

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## Key Features & Description

- Three Bedrooms
- Semi Detached
- Driveway
- Ground Floor WC
- West Facing Garden
- No chain

This well-presented three-bedroom semi-detached home on Coombe Drive offers spacious and versatile accommodation. The ground floor features an entrance hallway, generous reception room, fitted kitchen with ample storage, guest WC, and a bright sunroom overlooking the rear garden.

Upstairs, there are three well-sized bedrooms, including two doubles, along with a family shower room. Offered to the market chain free, the property also provides excellent potential to update, personalise, or extend (subject to planning permission).

Ideally located in Ruislip, close to well-regarded schools, parks, shopping facilities, bus routes, and Underground stations with direct links to London, this home is well suited to families, first-time buyers, or investors.

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### Nearest Stations

Eastcote Station - approx 0.5 miles

Ruislip Manor - approx 0.7 miles

South Ruislip Station - approx 1 mile

### Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: C

### Suppliers

Electricity supply: Mains,

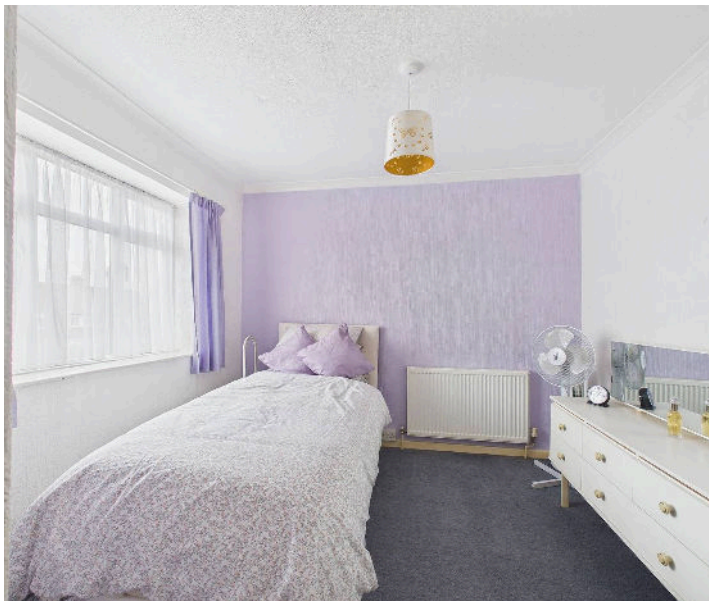
Water supply: Mains water,

Sewerage: Mains

Heating: Gas central heating

### Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent





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