

- SIX Bedrooms
- Over Three Floors
- Three Bathrooms
- Close To Transport Links
- Off Street Parking

- Semi Detached
- Extended
- Nearby Schools
- Gas Central Heating
- EPC Rating C

An impressive SIX bedroom semi-detached family home offering generous living space of 2,040 square feet. With six well-proportioned bedrooms, overlooking Brackenbridge Field, this property provides ample room for a growing or extended family.

The home features a welcoming reception room, perfect for relaxation and entertaining. The three bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The layout of the property is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Situated in a desirable residential South Ruislip area, this residence is conveniently located near local schools, making it an excellent choice for families with children. Additionally, the proximity to transport links ensures easy access to the wider region, enhancing the appeal for commuters and those who enjoy exploring the surrounding areas.

This semi-detached house is not just a home; it is a lifestyle choice, offering both comfort and practicality in a sought-after location close to amenities, schools and transport links.

Viewings are strictly by appointment only.

Price: Guide Price £750,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: E

Broadband type: Upto Ultrafast 1000 Mbps d/l 100 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE - Likely Likely

Three - Limited Limited

O2 Likely - Limited

Vodafone - Limited Limited

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are

based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



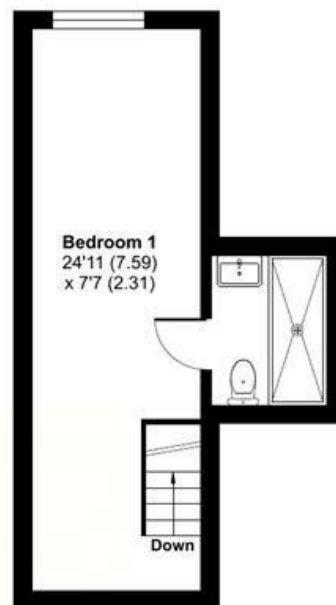
## Whitebutts Road, Ruislip, HA4

Approximate Area = 2040 sq ft / 189.5 sq m

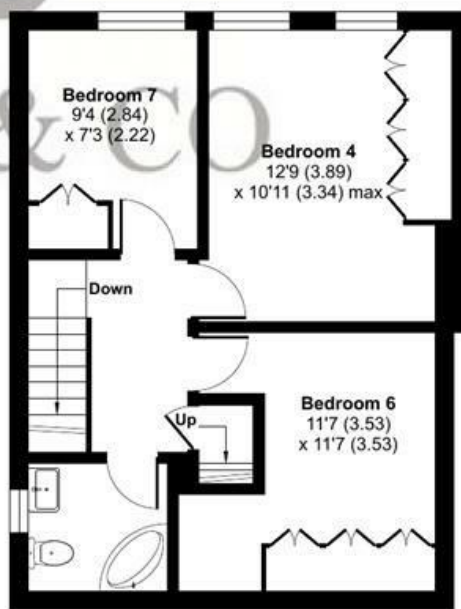
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR

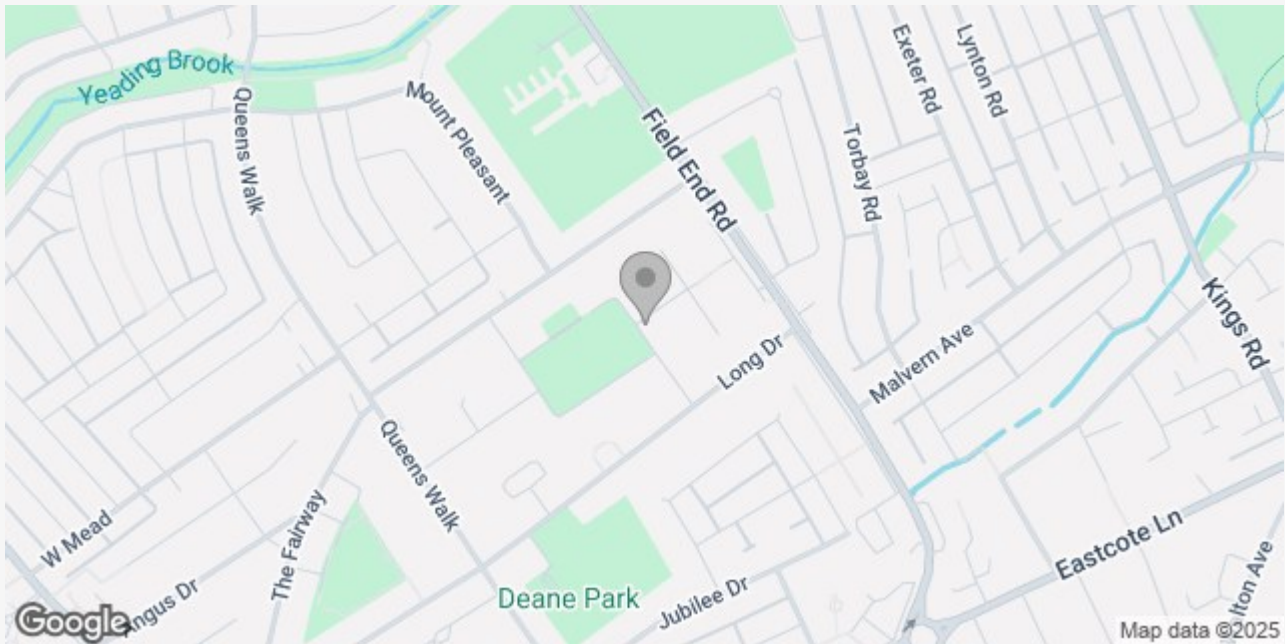


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1230088

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.