



Victoria Road, Ruislip, HA4 0AW

An extended A-type Manor Home which provides an abundance of space. This versatile residence is set in this highly convenient location and briefly comprises: Four good size bedrooms, study, two bathrooms, bay fronted living room open to dining area and spacious kitchen/breakfast room. The property benefits include: double glazing, gas central heating, neatly presented rear garden, off street parking and double story side extension. This most desirable property is set close to South Ruislip's and Ruislip Manor's amenities including rail links (Chiltern/Central/Metropolitan/Piccadilly) and local schools such as Lady Bankes, Ruislip High, Queensmead & Deansfield. It is also ideally located for the 'Old Dairy' site which includes Asda supermarket, restaurants and Cinema. The A40 is within striking distance offering swift and easy access to both London and the Home Counties. For families there are a number of parks a short walk away.



ENTRANCE HALL

Front aspect double glazed door, stairs to first floor landing, front aspect double glazed frosted window, double radiator, doors to;

THROUGH LOUNGE/DINING ROOM

Front aspect double glazed bay window, rear aspect double glazed French doors to rear garden, coved ceiling, fireplace, radiator x2.

STUDY

Front aspect double glazed window, radiator, door to;

DOWNSTAIRS SHOWER ROOM

Side aspect double glazed frosted window, part tiled walls, low level w/c, wash hand basin, shower cubicle.

KITCHEN/BREAKFAST ROOM

Rear aspect double glazed window, rear aspect double glazed

door to rear garden, tiled flooring, part tiled walls, a range of base and eye level units, stainless steel sink with drainer, integrated double oven, stove with four gas hob rings, fridge/freezer, space for washing machine and dishwasher.

LANDING

Loft hatch, doors to;

MASTER BEDROOM

Front aspect double glazed bay window, radiator, fitted wardrobes.

BEDROOM TWO

Front aspect double glazed windows, double radiator, fitted wardrobes.

BEDROOM THREE

Rear aspect double glazed window, radiator.

BEDROOM FOUR

Rear aspect double glazed window, double radiator, fitted wardrobes.

BATHROOM

Rear aspect double glazed frosted window, tiled walls, panel enclosed bathtub with mixer taps and shower attachment, low level w/c,

heated towel rail, storage cupboard housing water tank.

FRONT

Off street parking.

GARDEN

Mainly laid to lawn, patio area, two outbuildings, side access.

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Ruislip Manor (0.3 Miles) -

Metropolitan/Piccadilly.

Ruislip Gardens (0.9 Miles) -

Central line

South Ruislip (1.2 Miles) - Central line/Chiltern line



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Approximate Area = 1401 sq ft / 130.2 sq m
Outbuildings = 272 sq ft / 25.2 sq m
Total = 1673 sq ft / 155.4 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). ©endstream 2025. Produced for Gibson Honey. REF: 1206476

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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