



Barnstaple Road, Ruislip, HA4 0UW

An exceptionally well-presented and extended two-bedroom home, ideally positioned in a peaceful yet highly convenient location. This versatile property features a spacious open-plan extended living and dining area, a beautifully appointed fitted kitchen, and a fully functional outbuilding that provides excellent additional space, perfectly suited to modern family living or home working.

The first floor offers a generous principal bedroom, a further well-proportioned double bedroom, and a stylish contemporary family bathroom. Further benefits include a private driveway with an electric vehicle charging point, a good-sized rear garden, and the added flexibility of the outbuilding.

Ideally located within easy reach of South Ruislip and Ruislip Manor, the property enjoys excellent transport connections via the Chiltern, Central, Metropolitan, and Piccadilly lines. The area is well served by highly regarded schools, including Ruislip High and Deanesfield. The popular Old Dairy development is also nearby, offering an Asda supermarket, a variety of restaurants, and a cinema. The A40 provides swift access to London and the Home Counties, while several family-friendly parks are just a short walk away.



## ENTRANCE HALL

Front aspect door, coved ceiling, stairs to first floor, door leading to;

## LIVING ROOM

Front aspect double glazed bay window, radiator, coved ceiling

## DINING ROOM

Double radiator, coved ceiling, downlighting, under stairs cupboard, doors to;

## KITCHEN

Rear aspect double glazed windows, rear aspect double glazed door leading to garden, downlighting, a range of base and eye level units, tiled flooring, integrated Neff Appliances including fridge /freezer, microwave, oven unit with four gas hob rings, stainless steel sink and drainer, breakfast bar, dishwasher, space for washing machine.

## FIRST FLOOR LANDING

Loft hatch leading to loft with fixed lighting and pull down ladder, doors to;

## BEDROOM ONE

Front aspect double glazed bay window, front aspect double glazed window, coved ceiling, radiator, fitted wardrobes.

## BEDROOM TWO

Rear aspect double glazed window, coved ceiling, radiator.

## BATHROOM

Rear aspect double glazed frosted window, fully tiled flooring and walls, panel enclosed bathtub with rainfall shower attachment, vanity unit incorporating wash hand basin, low level w/c, heated towel rail.

## GARDEN

Mainly laid to patio, electrical power points, panel enclosed fencing, outbuilding, rear access to service road.

## OUTBUILDING / OFFICE

Front aspect double glazed door, front aspect double glazed window, a range of base and eye

level units, Space for fridge, washing machine and dryer, electrical plug sockets.

## COUNCIL TAX

London Borough of Hillingdon - Band D - £1952.38

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

## DISTANCE TO STATIONS

South Ruislip (0.9 Miles) - Central and Overground  
Ruislip Gardens (0.9 Miles) - Central  
Eastcote (1.1 Miles) - Metropolitan/Piccadilly  
Ruislip Manor (1.1 Miles) - Metropolitan/Piccadilly

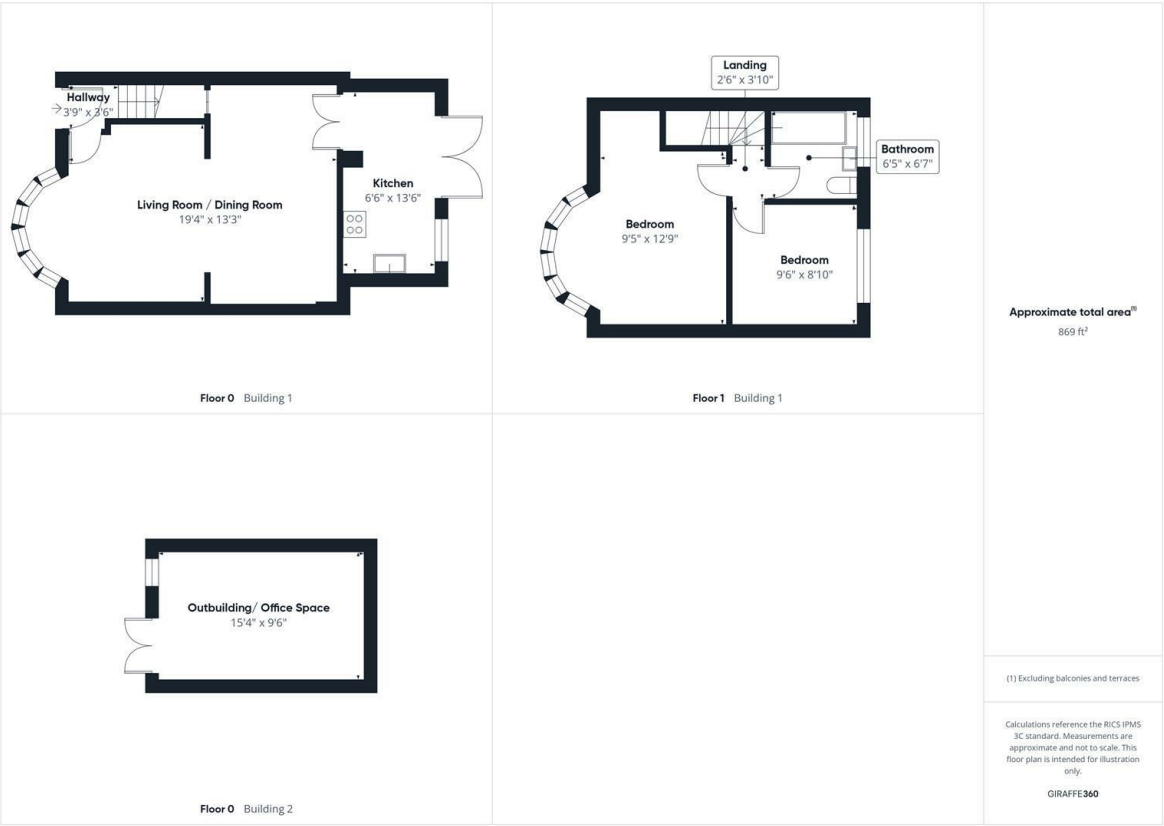


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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| 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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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