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Old Ruislip Road, Northolt, UB5 6QQ  
£635,000



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Old Ruislip Road, Northolt, UB5 6QQ

**£635,000**

- Three Bedrooms
- Large Outbuilding To The Rear
- Modern Interiors Throughout
- Quiet Road
- Great Transport Links
- Additional Loft Room
- Immaculate Condition
- Driveway
- Potential To Extend Further STPP
- Good Schools Nearby

## Description

Welcoming to the market this recently refurbished three bedroom extended semi-detached house, situated in a popular location and moments away from a Central Line Station and Chiltern Railways.

This stylish and charming house is a delightful family home presented in immaculate condition throughout. As you step inside, you are welcomed by a bright and airy reception room that exudes warmth and comfort, a sleek fitted kitchen/ dining area ensuring convenience for the whole family. A extension to the rear completes the ground floor, currently used as an office workspace but is very versatile and boasts options for the next occupier.

Rising to the first floor you will find three bedrooms, each offering a peaceful retreat for rest and relaxation. A family bathroom can also be found. The loft has been fully boarded, currently being used as a loft room, great for extra storage, the potential to extend further is also an option (STPP).

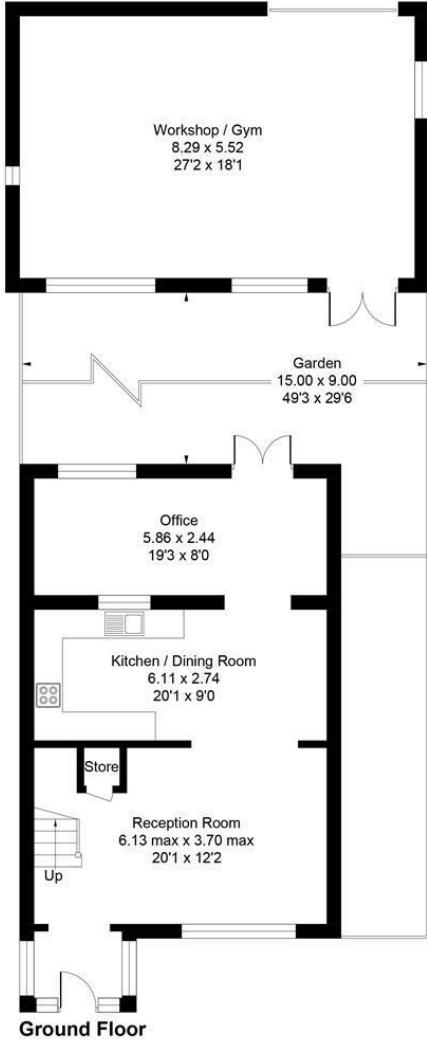
The property also benefits from a great sized private garden a perfect outdoor space for dining and entertainment. To the rear a large outbuilding with power, an additional room currently used as a workshop. To the front you have a driveway for two cars.

## Situation

Old Ruislip Road is located on a quiet residential road, within easy reach of Northolt Train Station and provides brilliant access into London via the Central Line. There are schools nearby including Gifford Primary School and Barnhill Community High School(recently rated Excellent). Oldfield Circus shops are within walking distance from the property and offer local convenience stores and food outlets. The A40/M40 road links are close by making commuting towards Central London, Ealing and Uxbridge easily accessible. The property borders Ruislip where you can also access Chiltern Railways via South Ruislip train station.



## Floor Plans



Workshop / Gym  
8.29 x 5.52  
27'2 x 18'1

Garden  
15.00 x 9.00  
49'3 x 29'6

Office  
5.86 x 2.44  
19'3 x 8'0

Kitchen / Dining Room  
6.11 x 2.74  
20'1 x 9'0

Store

Reception Room  
6.13 max x 3.70 max  
20'1 x 12'2

Up

**Ground Floor**

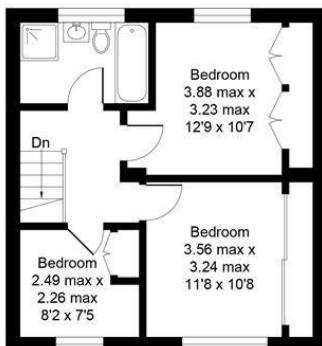
**Old Ruislip Road, UB5**

Approximate Area = 1019 sq ft / 94.7 sq m  
Workshop / Gym = 498 sq ft / 46.20 sq m  
Total = 1517 sq ft / 140.9 sq m

For identification only - Not to scale



**First Floor**



Bedroom 3.88 max x 3.23 max 12'9 x 10'7

Bedroom 3.56 max x 3.24 max 11'8 x 10'8

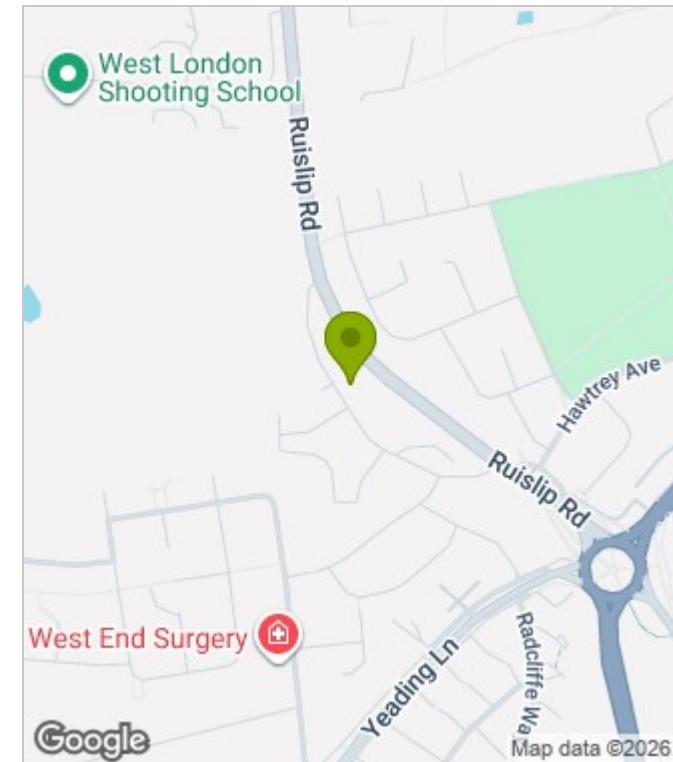
Bedroom 2.49 max x 2.26 max 8'2 x 7'5

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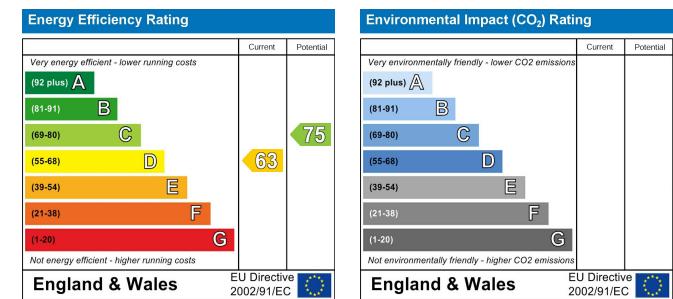
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Alday & Miller.

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## Area Map



## Energy Performance Graph



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