

Westfield Way

Ruislip • Middlesex • HA4 6HW

Guide Price: £625,000



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This beautifully maintained three bedroom semi detached family home is located on a quiet residential street near Ruislip High Street and Ruislip Gardens. The property features a spacious reception area, a modern kitchen dining room, three bedrooms, and a contemporary bathroom suite with an en-suite in the Master bedroom. Additional highlights include off-street parking for two cars and a South-facing garden with a summer house or office space. A viewing of this beautiful abode is recommended as soon as possible.

Semi detached

Three bedrooms

Extended into the loft

Living room

Kitchen & dining room

Family bathroom

Ensuite to master bedroom

Garden

Summer house

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

Discover this impeccably maintained three-bedroom semi-detached family home, ideally positioned on a tranquil residential street highly sought-after for its proximity to both Ruislip High Street and Ruislip Gardens. Boasting a well-designed layout, the property features an inviting entrance hall leading to a spacious reception area and a modern kitchen dining room, perfect for family gatherings. Upstairs, three bedrooms offer comfortable living space, complemented by a contemporary bathroom suite and an en-suite in the Master bedroom.

Outside

The property provides convenient off-street parking for two cars at the front, while at the rear, a South-facing garden awaits, complete with a charming summer house or office space. This delightful home not only offers practicality and comfort but also benefits from a peaceful neighborhood setting, making it an ideal choice for families seeking a blend of suburban tranquility and urban convenience in Ruislip.

Location

Situated on one of the areas most popular roads Westfield Way is perfectly positioned just moments from Ruislip High Street with its trendy eateries, restaurants and transport connections (Piccadilly/Metropolitan lines and Ruislip Gardens (Central Line/Br Connection)). Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the Home Counties. The property is ideally located within the catchment areas of the local highly regarded schools - Sacred Heart primary and Ruislip High and is just a short stroll to the local parks.



Schools:

Sacred Heart Catholic Primary 0.1 miles
Ruislip Gardens Primary 0.4 miles
Ruislip High 0.5 miles



Train:

Ruislip 0.4 miles
Ruislip Manor 0.7 miles
Ruislip Gardens 0.7 miles



Car:

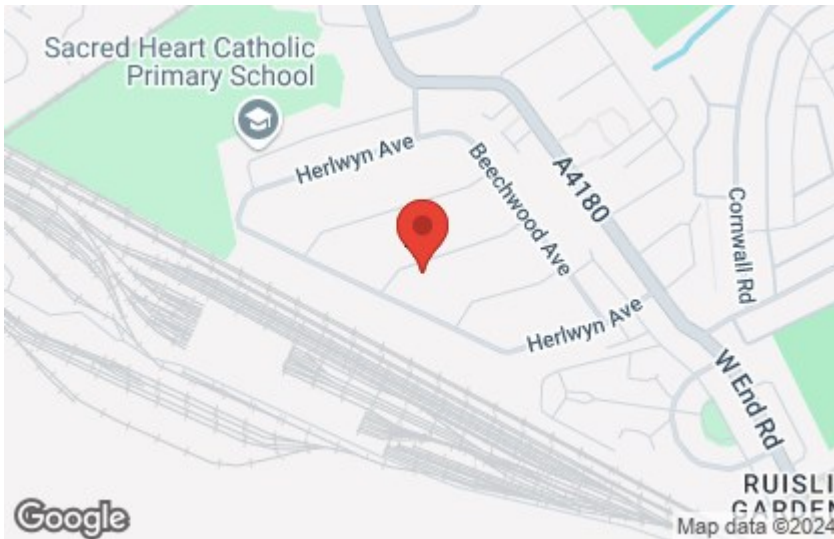
M4, A40, M25, M40



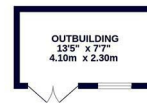
Council Tax Band:

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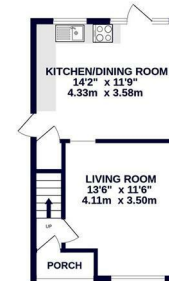
(Distances are straight line measurements from centre of postcode)



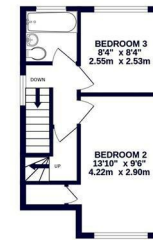
OUTBUILDING
102 sq.ft. (9.4 sq.m.) approx.



GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



2ND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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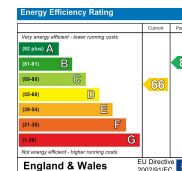


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