

Heathfield Rise

Ruislip • Middlesex • HA4 7NE
Offers In Excess Of: £600,000



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Located in a sought after part of Ruislip, this charming semi detached home offers a perfect blend of comfort and potential. The property features a bright living room, dining area, and conservatory, alongside a well appointed kitchen, with scope to extend further (subject to planning permissions). Upstairs, there are three spacious bedrooms and a modern family bathroom. Outside, the home boasts a block paved driveway for off street parking and a private rear garden with a versatile outbuilding, ideal for family living and entertaining.

Semi detached

Three bedrooms

Living room

Dining room

Conservatory

Kitchen

Family bathroom

Garden

Garage

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

This charming semi detached home offers a fantastic opportunity for families seeking both comfort and future potential. The ground floor boasts a bright and inviting living room, which flows seamlessly into the dining room, perfect for entertaining or family gatherings. To the rear, a conservatory offers additional living space, while the kitchen provides a practical layout and access to the garden. Upstairs, the property features three well proportioned bedrooms, along with a modern family bathroom. With scope to extend to the rear or into the loft (subject to the necessary planning permissions), this home offers an excellent opportunity to tailor it to your needs. Situated in a desirable location, it's ready to become the perfect family home.

Outside

This semi detached home offers a practical and welcoming exterior, enhanced by a block-paved driveway at the front, providing convenient off-street parking. The neatly maintained frontage complements the charming aesthetic of the property. To the rear, the home boasts a generously sized garden, featuring a lush lawn bordered by mature hedges and fencing for privacy. A versatile outbuilding, ideal for storage or as a workshop, sits at the side of the garden, while a patio area near the house offers a perfect spot for outdoor seating or entertaining. This outdoor space combines functionality and relaxation, ideal for family living.

Location

The property is located on an ideal residential road convenient for Ruislip High Street where a vast number of shops, restaurants and transports links can be found to include Waitrose, Zaza, Tesco Express, numerous restaurants and coffee bars. The Duck Pond and Library are also a short walk away. For the motorist, there are excellent connections to central London via the M25 and the M40. There are a number of London Underground stations in the area with the Piccadilly and Metropolitan lines at Ruislip Station only half a mile away. Other nearby stations include West Ruislip which offers the Central and British Rail lines. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including BWI and Bishop Ramsey. Ruislip Woods, Highgrove leisure centre and Ruislip Bowls club are all nearby.



Schools:

BWI C of E Primary School (0.3 miles)
 Whiteheath Nursery, Infant & Junior School (0.4 miles)
 Sacred Heart Catholic Primary School (0.8 miles)



Train:

West Ruislip (0.4 mi)
 Ruislip (0.8 mi)
 Ickenham (0.9 mi)



Car:

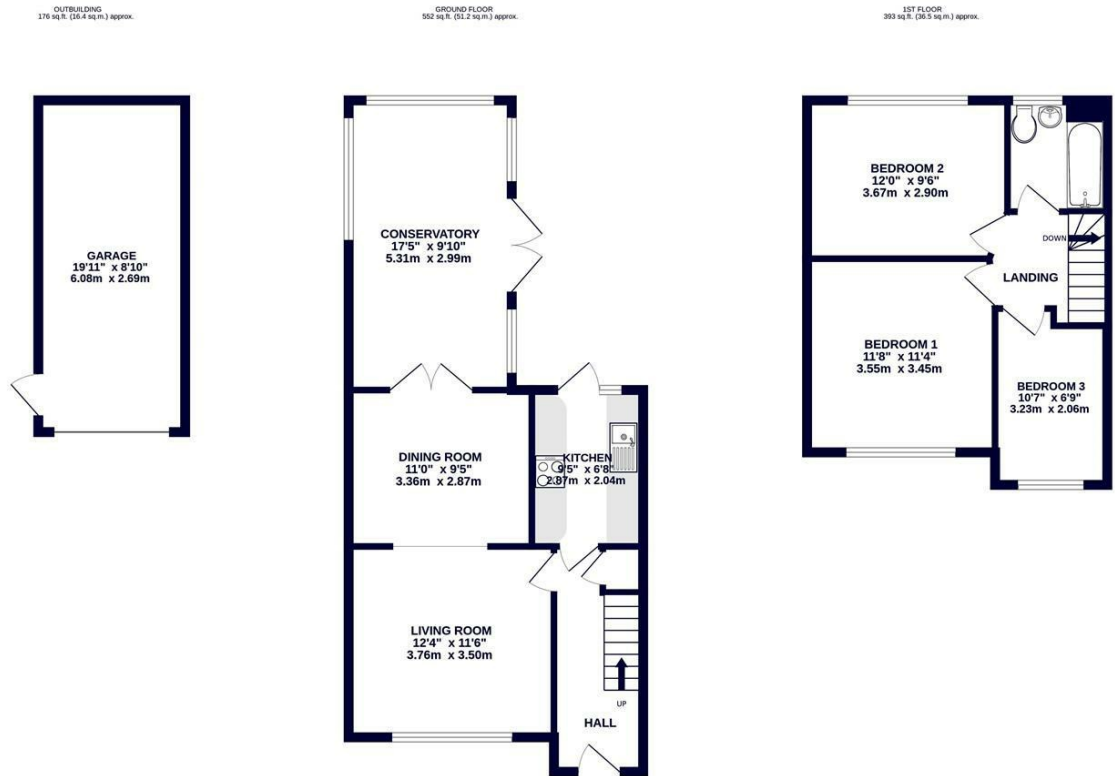
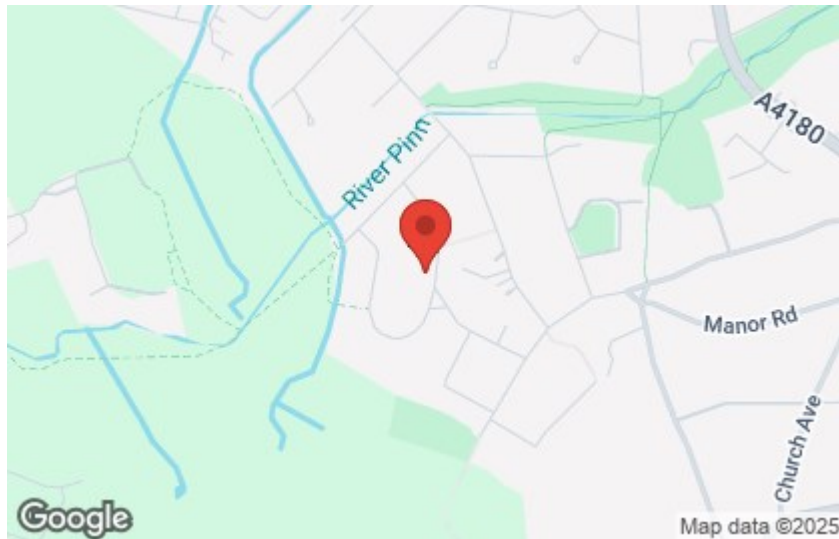
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



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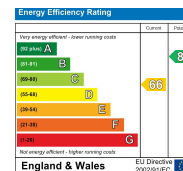
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