

# Dell Farm Road

Ruislip • Middlesex • HA4 7TX

Asking Price: £500,000



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This well presented, chain free three bedroom home offers spacious and versatile living across two floors, with a large open plan living/dining room and a separate modern kitchen. Upstairs, there are three comfortable bedrooms and a stylish family bathroom. Outside, the property features a lawned front garden and a private rear garden with a patio area and storage shed. Ideally located close to Ruislip Lido, local amenities, excellent transport links, and major road networks, this property is perfect for families, first time buyers, or investors.

Chain free

Terrace property

Three bedrooms

Open plan living room

Kitchen

Family bathroom

Garden

Garage

Peaceful location

Viewing recommended

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

Situated in a sought after location, this beautifully presented three bedroom terrace home offers well planned and spacious living accommodation across two floors. The ground floor features a welcoming entrance hallway leading into a large, open plan living and dining room, perfect for entertaining or relaxing. To the rear, a separate kitchen provides ample worktop and storage space, along with easy access to the rear garden. Upstairs, the property offers three well proportioned bedrooms. The principal bedroom benefits from a bright, airy feel, while the second bedroom also offers generous space, ideal for guests or family members. A third bedroom provides the perfect setting for a child's room, guest room, or study. The first floor is completed by a stylish family bathroom. This wonderful home combines practicality and comfort, making it an excellent choice for first time buyers, young families, or investors alike.

### Outside

The property is set back from the road behind a neat lawned frontage with a pathway leading to the front door, creating a welcoming first impression. The rear garden offers a private and peaceful outdoor space, featuring a patio area ideal for al fresco dining, a lawn bordered by flower beds, and a charming selection of plants and shrubs. A timber shed provides useful storage, and mature trees at the rear offer additional privacy, making this an ideal setting for relaxing or entertaining.

### Location

Dell Farm Road is situated adjacent to Reservoir Road, near Ducks Hill Road, and a brief stroll from the Ruislip Lido complex and Waters Edge Restaurant. Just over a mile away, Ruislip High Street boasts fantastic shopping opportunities, featuring Waitrose and Tesco Express, along with numerous restaurants, pizzerias, and cafes. The nearby Metropolitan and Piccadilly line station ensures swift connections to The City and Baker Street. For motorists, easy access to London, Heathrow Airport, and the Home Counties is provided via the A40/M25.



### Schools:

Whiteheath Infant and Nursery and Whiteheath Junior (0.9 miles)  
 Bishop Winnington-Ingram Primary School (0.9 miles)  
 Warrender Primary School (1.3 miles)



### Train:

Ruislip Station (1.4 miles)  
 West Ruislip Station (1.4 miles)  
 Ruislip Manor Station (1.5 miles)



### Car:

M4, A40, M25, M40



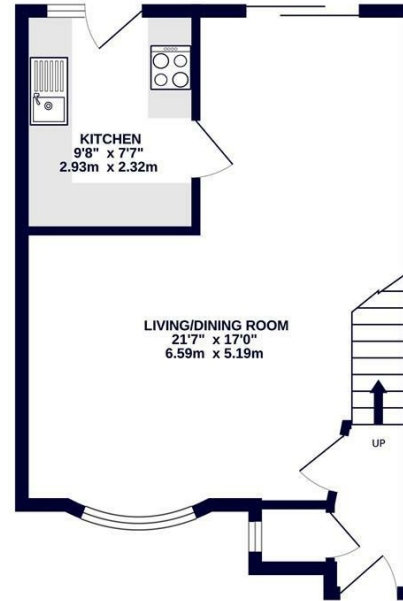
### Council Tax Band:

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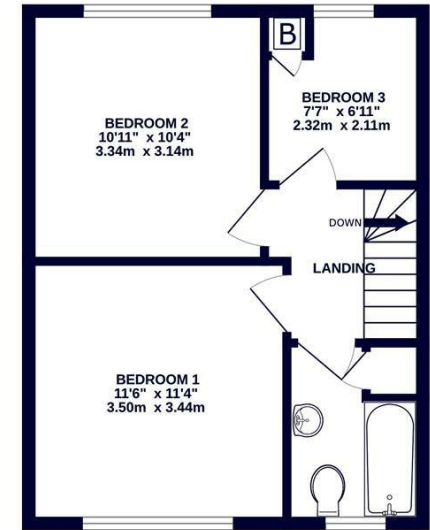
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
 387 sq.ft. (35.9 sq.m.) approx.



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TOTAL FLOOR AREA : 781 sq.ft. (72.5 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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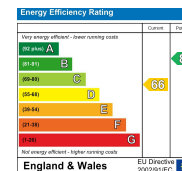
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