

# Eastcote Road

Ruislip • Middlesex • HA4 8BN

Asking Price: £700,000



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This charming halls adjoining semi detached home offers spacious and well balanced accommodation across two floors, ideal for family living. It features two bright reception rooms, a modern kitchen, three well proportioned bedrooms, and a large, beautifully maintained rear garden with a detached garage. Conveniently located for Ruislip's vibrant High Street, excellent transport links, and highly regarded schools, it's perfectly positioned for both families and commuters. With great potential and classic curb appeal, this is a fantastic opportunity in a sought after location.

Semi detached home

Three bedrooms

Living room

Dining room

Kitchen

Family bathroom

Downstairs WC

Garden

Garage

Scope to extend (STPP)

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 attractive halls adjoining semi-detached home offers spacious and well balanced accommodation across two floors, ideal for family living. The ground floor features a welcoming entrance hall that leads to a bright and generously sized front reception room with a bay window. To the rear, there is a separate dining room with access to the garden, perfect for entertaining or family meals, and a fitted kitchen with ample worktop and storage space. Upstairs, the first floor provides three well proportioned bedrooms, including a spacious principal bedroom at the front of the house, a good-sized second double room, and a third bedroom ideal as a child's room, study, or guest space. A family bathroom and separate WC complete the upper level. Externally, the property benefits from a large detached garage situated to the rear, offering excellent storage or potential for further development (subject to the usual planning consents). This home combines character features with practical layout and generous proportions, making it a fantastic opportunity in a sought-after location.

### Outside

Set behind a neatly maintained front garden with mature shrubs and a central pathway, this charming halls-adjoining semi-detached home boasts excellent kerb appeal. The characterful bay window and pitched roof add to the classic façade, while the front garden provides a welcoming approach to the property. To the rear, the property benefits from a beautifully landscaped, generously sized garden. A true highlight of the home. The expansive lawn is bordered by well-stocked flowerbed's and mature planting, offering a private and tranquil outdoor space ideal for families, entertaining, or simply relaxing. At the far end of the garden sits a substantial outbuilding, currently used as a garage, providing excellent additional storage or potential for further use, subject to any necessary consents.

### Location

Eastcote Road stretches from Ruislip High Street, lined with its variety of shops, cafés, restaurants, and transport amenities, towards Old Eastcote and Northwood Hills. The proximity of Ruislip and Ruislip Manor tube stations (Metropolitan/Piccadilly line) allows easy commuting to the City and Central London, complemented by convenient bus stops right outside the house for local travel. West Ruislip and Ruislip Gardens stations (Central line/National rail) are also accessible. Motorists benefit from quick access to the A40/M25, facilitating travel to London and the Home Counties. The property falls within the catchment area of several esteemed primary schools (Coteford, Warrender, Sacred Heart, BWI) and secondary schools (Bishop Ramsey, Haydon).



### Schools:

Coteford Infant 0.1 miles  
Bishop Ramsey Church of England 0.2 miles  
Warrender Primary 0.4 miles



### Train:

Ruislip Manor Station 0.6 miles  
Eastcote Station 0.7 miles  
Ruislip Station 0.9 miles



### Car:

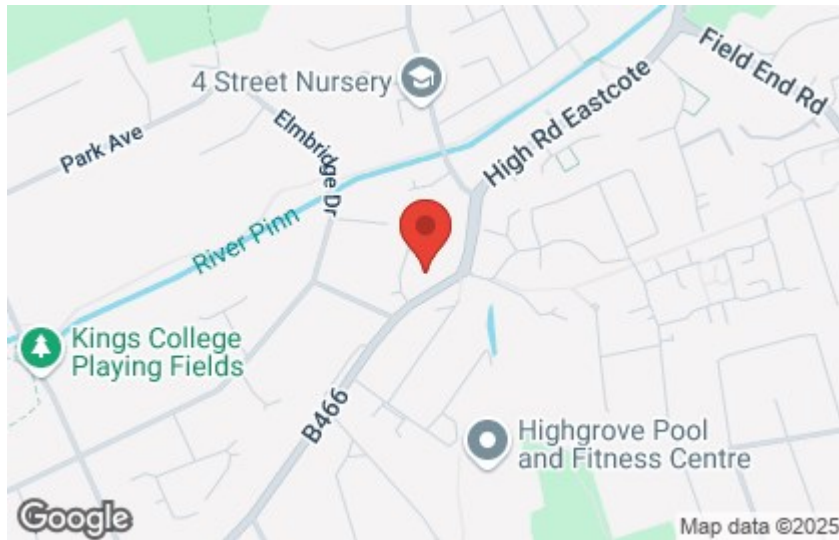
M4, A40, M25, M40



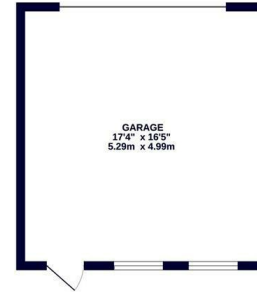
### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



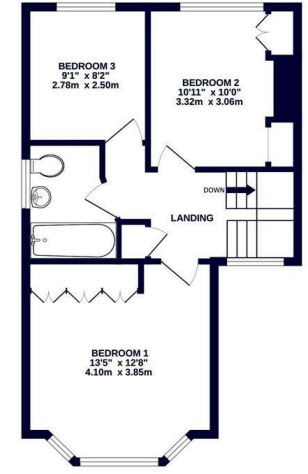
OUTBUILDING  
284 sq.ft. (26.4 sq.m.) approx.



GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.7 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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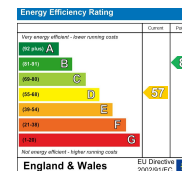
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