

# Pond Green

Ruislip • Middlesex • HA4 6EW

Guide Price: £575,000



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Located in a peaceful cul-de-sac, this spacious three-bedroom home is just a short walk from Ruislip High Street and excellent transport links. The property offers generous living space, a bright dining area, and a private rear garden ideal for relaxing or entertaining. Three well-proportioned bedrooms and a modern family bathroom provide comfortable accommodation for families or professionals. Additional benefits include a separate garage accessed via a locked communal gate and proximity to highly regarded schools and leisure facilities.

Chain free

Terrace property

Three bedrooms

Living room

Dining room

Kitchen

Downstairs WC

Family Bathroom

Garden

Garage

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

Set in a quiet and sought after cul-de-sac, this charming three bedroom home offers generous and versatile living space, ideal for modern family life. The ground floor welcomes you with a bright and spacious living room, perfect for both relaxing and entertaining. To the rear, a separate dining room flows seamlessly into a well appointed kitchen, creating an ideal setting for everyday living and social gatherings. A convenient guest cloakroom completes the downstairs layout. Upstairs, the property boasts three well proportioned bedrooms, including a spacious principal bedroom and two additional rooms that can serve as children's bedrooms, guest rooms or a home office. A contemporary family bathroom serves the first floor. With its well balanced layout, comfortable interiors and quiet yet convenient location, this home presents an excellent opportunity for families or professionals alike.

### Outside

Set within a quiet residential development, this mid terrace property boasts a well maintained frontage with a private entrance porch and a small garden area, offering both charm and practicality. To the rear, the home enjoys a delightful private garden with a mix of patio and lawn, ideal for outdoor dining, children's play, or simply unwinding in a peaceful setting. Mature plants and fencing provide a sense of seclusion, while a garden shed offers useful storage. The property further benefits from a separate garage, conveniently accessed via a locked communal gate, adding secure off-street parking or additional storage potential.

### Location

Nestled in the tranquil Pond Green cul-de-sac, this residence offers serene views of open parkland and the convenience of proximity to Ruislip High Street. A short stroll leads to Ruislip Station, served by the Metropolitan and Piccadilly Lines, or Ruislip Gardens Station, offering direct links to The City and Baker Street via the Central Line. Motorists enjoy swift access to Central London and the Home Counties via the nearby A40/M25. Families benefit from proximity to acclaimed schools such as Sacred Heart Primary School and Ruislip High School, as well as recreational amenities including Ruislip Golf Club, Highgrove Leisure Centre, and David Lloyd Health Club.



### Schools:

Sacred Heart Catholic Primary School (0.3 miles)  
 Bishop Ramsey Secondary School (1.2 miles)  
 Haydon Secondary School (2.3 miles)



### Train:

Ruislip (0.2 miles)  
 Ruislip Manor (0.6 miles)  
 West Ruislip (0.6 miles)



### Car:

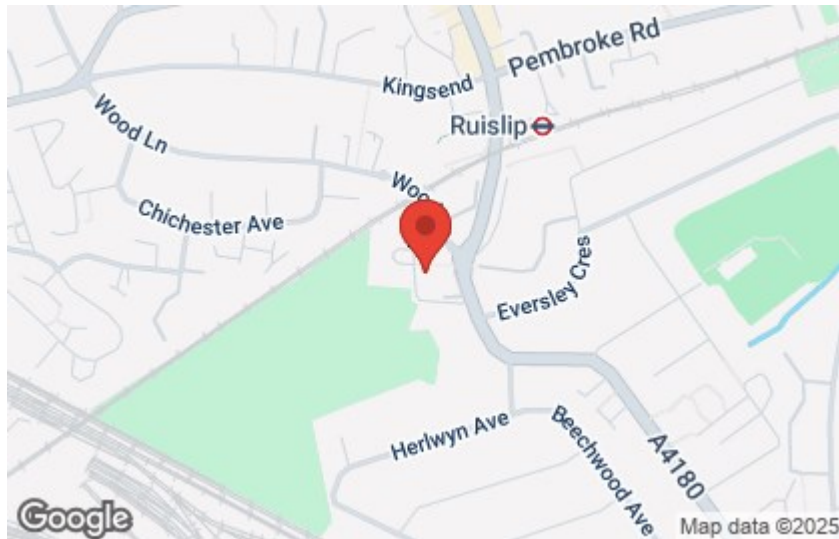
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
 436 sq.ft. (40.5 sq.m.) approx.



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TOTAL FLOOR AREA: 952 sq.ft. (88.5 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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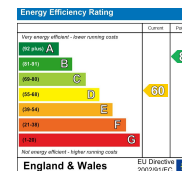
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