

Bury Street

Ruislip • • HA4 7TQ
Guide Price: £825,000



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A well-presented four-bedroom home offering two reception rooms, a separate kitchen, guest cloakroom, and integrated garage on the ground floor. Upstairs includes four bedrooms, a family bathroom, and an additional WC—ideal for comfortable family living in a convenient location. The property offers a wealth of potential for extending in the future subject to planning permission.

FOUR BEDROOM

SEMI DETACHED

NO CHAIN

POTENTIAL TO EXTEND STPP

GARAGE

LARGE PRIVATE REAR GARDEN

OFF STREET PARKING

TWO RECEPTION ROOMS

SOUGHT AFTER LOCATION

1301 SQ.FT

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.





LOCATION

Ruislip's bustling High Street has a vast number of shops, restaurants and transport links, including Waitrose and Tesco Express and various restaurants and coffee bars. The Manor Farm Heritage Estate with the Great Barn, Library and Duck Pond is a two minute walk from the house, as are Ruislip Woods and Lido and Pinn Fields, Highgrove Pool and Fitness Centre and David Lloyd Health Club are nearby. For the motorist, there are excellent connections to Central London via the M25 and the M40. Commuters are well suited, with plenty of London Underground stations in the area. Ruislip Station is only half a mile away making travelling into the City via the Metropolitan or Piccadilly lines swift and easy. Other nearby stations include West Ruislip which is served by both tube (Central line) and Chiltern line trains into Marylebone, with regular trains every 15 minutes. Ruislip Station is served by seven bus routes enabling easy travel to Uxbridge, Ealing, Heathrow, and Hillingdon Hospital. Two bus routes have stops near the property. For families, there are several highly regarded schools that cater for children of all ages nearby, including BWI, Whiteheath and Sacred Heart Primary schools and Bishop Ramsey Secondary school.

DESCRIPTION

This spacious and well-maintained four-bedroom family home is arranged over two floors, offering a practical layout ideal for modern living. The ground floor comprises two generously sized reception rooms, a well-equipped kitchen with direct access to the garden, a convenient guest cloakroom, and an integrated garage. Upstairs, the property offers four comfortable bedrooms, a family bathroom, and an additional separate WC, providing flexibility for family life. This home is perfect for those seeking a blend of space, functionality, and convenience in a sought-after location.

OUTSIDE

A characterful semi-detached property, featuring a pitched roof and distinctive period detailing. The home offers a paved driveway leading to an integrated garage and a welcoming entrance. A mature hedge adds privacy and curb appeal, while the property's traditional design blends seamlessly with the neighbouring homes. The rear garden is beautifully maintained, offering a spacious lawn bordered by lush greenery, mature trees, and vibrant plants. A paved patio area provides the perfect setting for outdoor seating and entertaining, with the garden stretching generously into the distance, offering peace, privacy, and a lovely outlook.



Schools:

Whiteheath Nursery, Infant & Junior School (0.4 miles)
Bishop Ramsey Church of England School (1.1 miles)



Train:

Ruislip (1.0 mi)
West Ruislip (1.0 mi)
Ruislip Manor (1.1 mi)



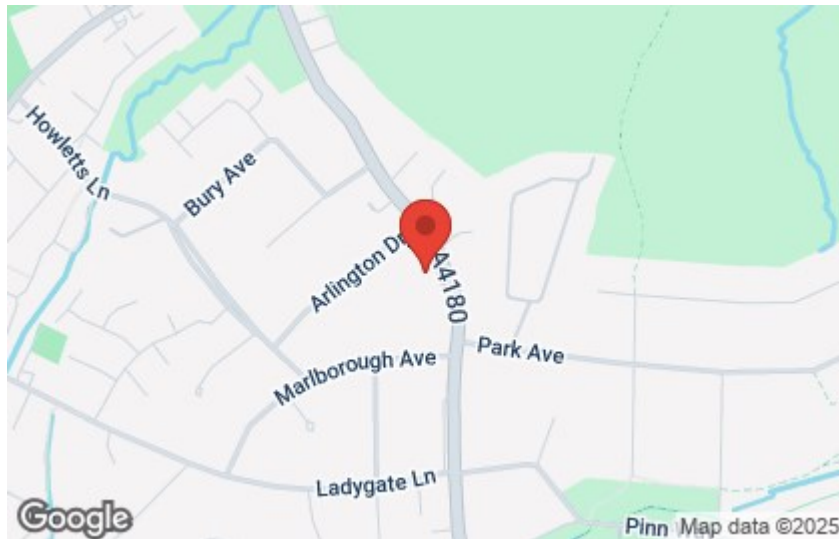
Car:

M4, A40, M25, M40

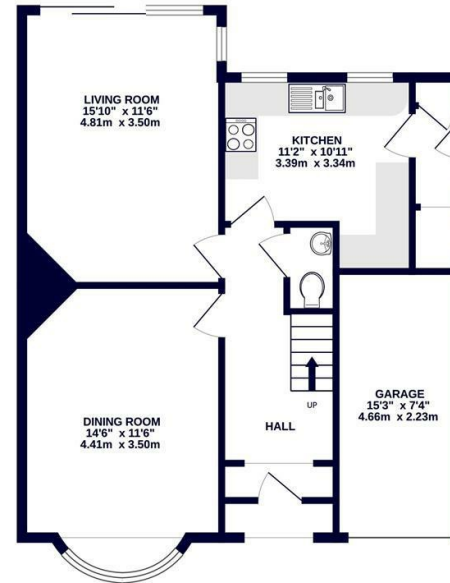


Council Tax Band:

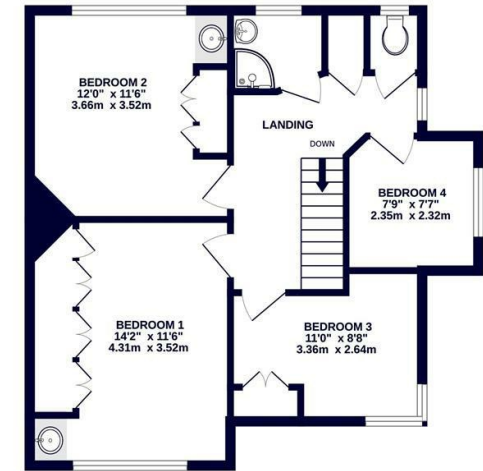
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1301 sq.ft. (120.8 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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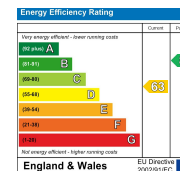
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