

# Bury Street

Ruislip • Middlesex • HA4 7TQ

Asking Price: £800,000



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This beautifully presented three-bedroom semi-detached home is ideal for modern family living, with further potential to extend in the future subject to planning permission. Situated close to several highly regarded schools, including Bishop Winnington-Ingram C of E and Whiteheath Infant and Junior Schools.

THREE BEDROOM

SEMI DETACHED

EXTENDED DINING ROOM & KITCHEN

OPEN PLAN LIVING ROOM

LARGE PRIVATE REAR GARDEN

OFF STREET PARKING

WELL PRESENTED THROUGHOUT

POTENTIAL TO FURTHER EXTEND STPP

SOUGHT AFTER LOCATION IN NORTH RUISLIP

1248 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

The property features a welcoming entrance hallway, a generously sized dual-aspect reception room with double doors leading to a rear patio, and a formal dining room perfect for entertaining. The contemporary kitchen showcases sleek fitted units, modern appliances, and a door leading to a private, sun-soaked patio area at the side of the property. Upstairs, there are two spacious double bedrooms with fitted wardrobes, a well-proportioned third bedroom, and a stylish family bathroom complemented by a separate W/C.

## OUTSIDE

Externally, the property boasts a block-paved driveway providing off-street parking, while the impressive 94 ft private rear garden features a paved patio area, ideal for summer relaxation and outdoor dining.





### 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:

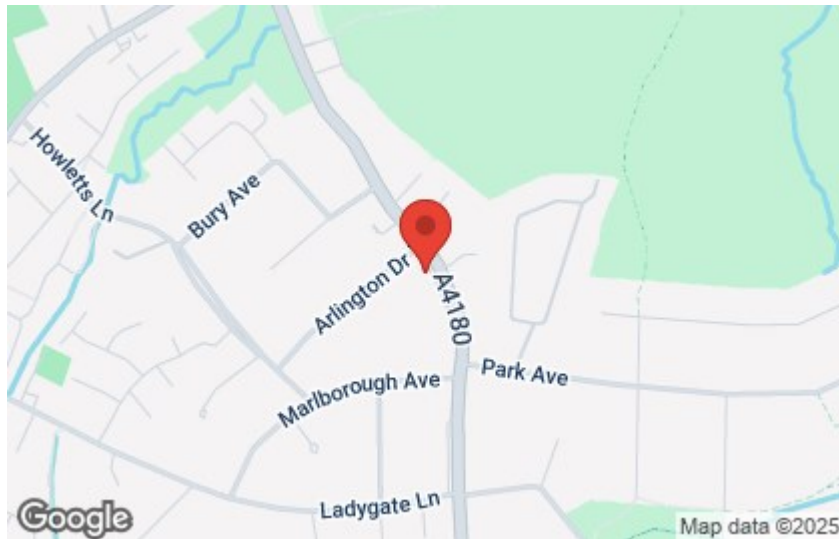
M4, A40, M25, M40



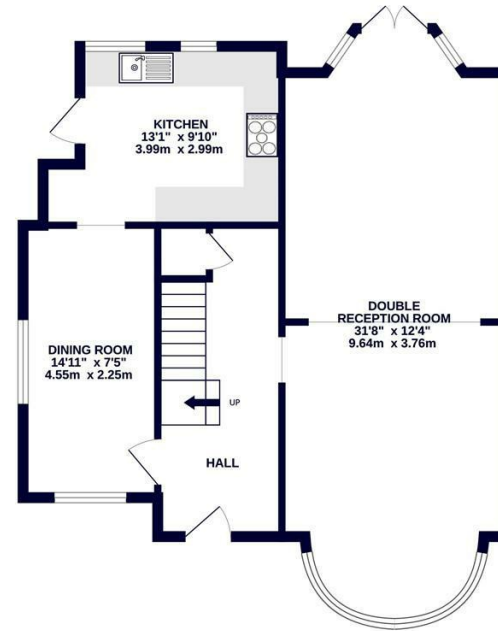
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
708 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1248 sq.ft. (116.0 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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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.