

# Windmill Hill

Ruislip • Middlesex • HA4 8QF

Asking Price: £1,295,000



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A substantial detached family home in Windmill Hill, Ruislip, arranged over three floors with multiple reception rooms, a spacious kitchen/breakfast room, study, and utility. The property offers six bedrooms and four bathrooms, including a principal suite. Externally, it boasts a generous garden with a shed, providing excellent space for family living and entertaining.

SIX BEDROOM

DETACHED

MULTIPLE RECEPTION ROOMS

ENSUITES TO TWO BEDROOMS

STUDY

UTILITIES ROOM

OPEN PLAN KITCHEN

OFF STREET PARKING

LARGE PRIVATE REAR GARDEN

3139 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.





# Windmill Hill, Ruislip, HA4

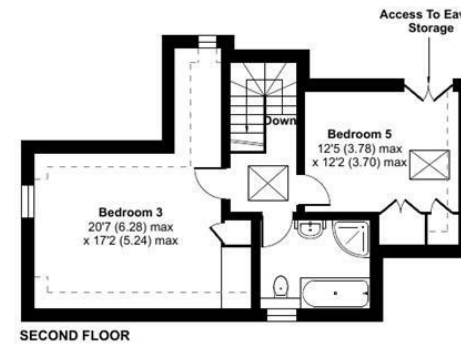
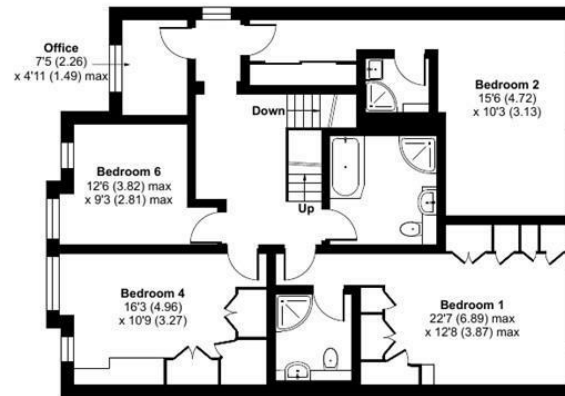
Approximate Area = 3030 sq ft / 281.4 sq m

Limited Use Area(s) = 63 sq ft / 5.8 sq m

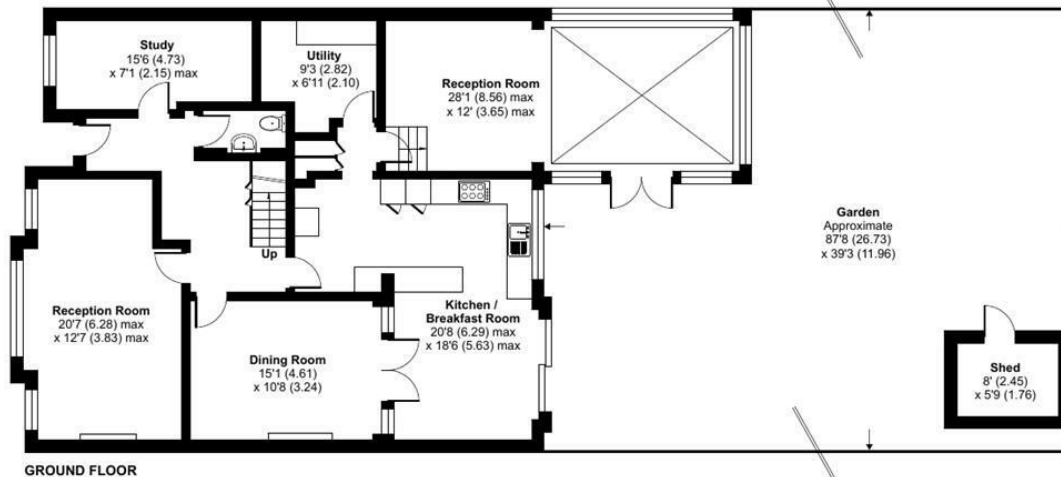
Outbuilding = 46 sq ft / 4.2 sq m

Total = 3139 sq ft / 291.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2025. Produced for Coopers. REF: 1342296

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| Energy Efficiency Rating                    |         |        |
|---------------------------------------------|---------|--------|
| Very 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.