

Warrender Way

Ruislip • Middlesex • HA4 8EB

Guide Price: £765,000



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This extended three bedroom semi detached house on Warrender Way, Ruislip, offers an excellent opportunity for families seeking a spacious home in a highly regarded location. The property is conveniently positioned close to outstanding local schools and Ruislip's bustling high streets, with their variety of shops, cafés, and transport links including the Metropolitan and Piccadilly lines. The ground floor features a welcoming entrance hall, a bright front aspect living room, a separate dining room, a modern fitted kitchen, and an impressive family room overlooking the rear garden, creating versatile spaces ideal for both everyday living and entertaining.

Upstairs, there are three well proportioned bedrooms and a contemporary family bathroom. The rear garden is complemented by a superb garden room, perfect as a home office, gym, or studio, along with a garage, useful storage area, and off street parking. Blending charm, functionality, and a prime location, this delightful home provides comfortable living in one of Ruislip's most desirable roads.

Extended semi-detached house

Sought-after Warrender Way

Close to top schools

Near Ruislip high streets

Bright front living room

Separate dining room

Modern fitted kitchen

Versatile family room

Garden room / office

Garage and parking

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.

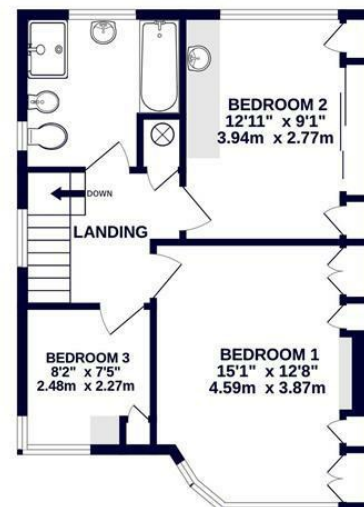
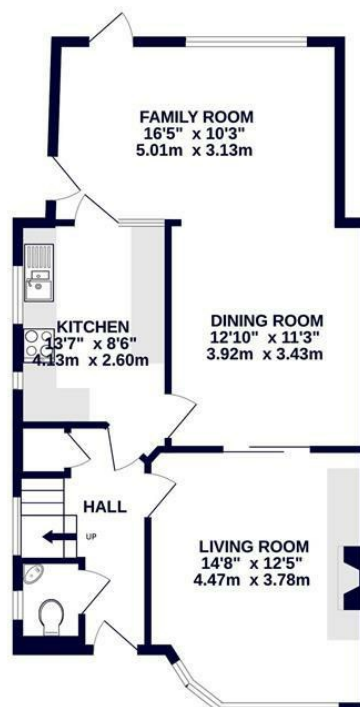




OUTBUILDINGS
337 sq.ft. (31.3 sq.m.) approx.

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.

1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1536 sq.ft. (142.7 sq.m.) approx.

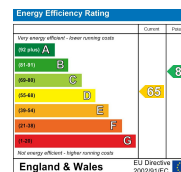
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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