

# Hartland Drive

Ruislip • Middlesex • HA4 0TJ

Guide Price: £650,000



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Introducing a fantastic opportunity to own an extended four-bedroom end terrace house in the heart of South Ruislip, available for sale with the added convenience of no onward chain. This spacious and well-maintained property is perfectly situated in a sought-after location, offering easy access to local amenities, excellent schools, and transport links. With its generous living space and modern features, this house is a blank canvas, ready for you to make it your dream home. Don't miss the chance to make this South Ruislip gem your own.

Chain free

End Terrace

Four bedrooms

Extended

Open plan living space

Kitchen

Conservatory

Three bathrooms

Garden

Off street 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.





### Property

Welcome to this stunning extended end terrace property, a perfect blend of contemporary design and comfort. As you step inside, you'll be immediately struck by the spacious, open-plan layout that flows seamlessly from the front entrance through to the rear conservatory. The heart of this home is the stylish kitchen, which is thoughtfully integrated into the living and dining areas, creating a perfect hub for entertaining and family gatherings. A standout feature of this property is the convenient downstairs bedroom with its own ensuite bathroom, offering flexibility for guests or as a master suite for those seeking single-level living. The wood flooring throughout the ground floor exudes warmth and elegance, while the Hive heating system ensures comfort and energy efficiency, allowing you to customize your indoor climate with ease and the added advantage of under floor heating in the kitchen, conservatory and downstairs bedroom. Venturing upstairs, you'll find three beautifully appointed bedrooms, with two of them offering generous double bedrooms complete with built-in cupboards. These bedrooms are flooded with natural light, creating inviting spaces to unwind. The modern family bathroom upstairs ensures that every member of the household enjoys convenience and comfort.

### Outside

This property continues to impress with a driveway providing off-street parking and a sizable rear garden, perfect for outdoor activities and gardening enthusiasts. This extended end terrace property truly offers a harmonious blend of modern living, comfort, and functionality, making it an ideal home for families and anyone seeking contemporary living in a charming neighborhood.

### Location

Hartland Drive is a quiet residential road in South Ruislip. For the motorist, there are excellent connections to central London via the M25 and M40, taking you in to town in just 25 minutes. Commuters are well suited with five London Underground stations in the area. The closest station is South Ruislip, which is only 0.5 miles away, South Ruislip is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. Ruislip Manor and Eastcote Station are also only a short distance, and offer the Metropolitan and Piccadilly Line. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Ruislip High, Deanesfield Primary School and Queensmead. There are a number of shopping and leisure facilities nearby, with 5 major supermarkets, The Old Dairy complex with shopping and Cinema facilities, Queensmead leisure centre and Goals Soccer Centre all within walking distance.





### Schools:

St Swithun Wells Catholic Primary School (0.4 mi)  
 Lady Bankes Infant School (0.6 mi)  
 Ruislip High School (0.4 mi)



### Train:

Ruislip Gardens (0.4 mi)  
 South Ruislip (0.5 mi)  
 Ruislip Manor (0.8 mi)



### Car:

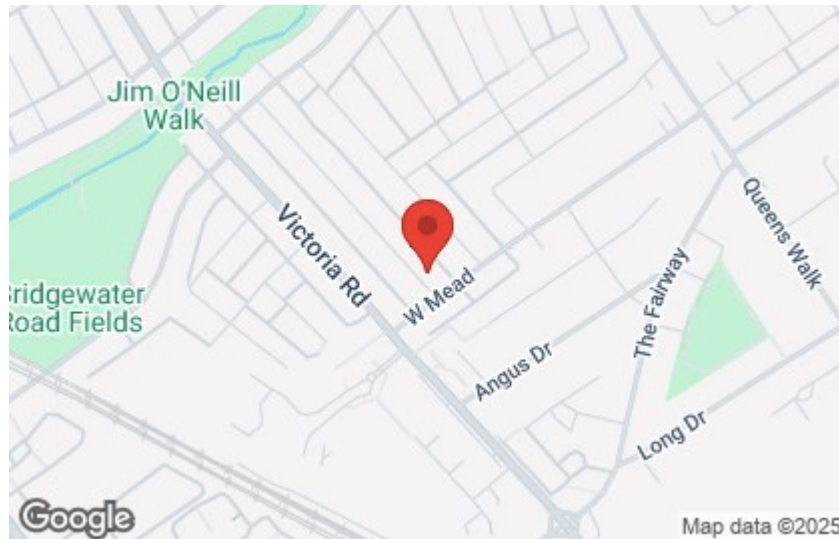
M4, A40, M25, M40



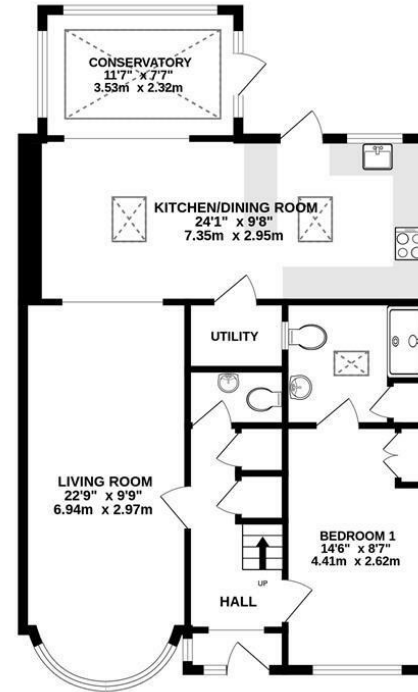
### Council Tax Band:

E

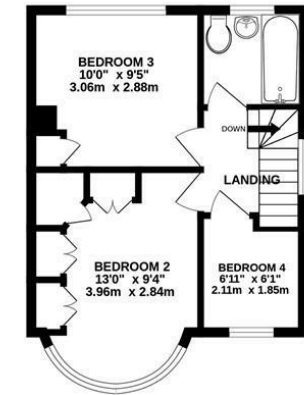
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR  
 344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 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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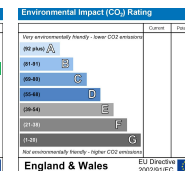
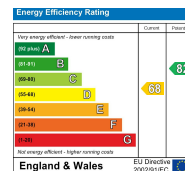
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.