

Hunters Hill

Ruislip • Middlesex • HA4 9HR

Asking Price: £675,000



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Situated in the heart of Ruislip, this three bedroom home is within easy reach of local schools, parks, and excellent transport links, including nearby tube stations and bus routes.

Hunters Hill is a quiet and family-friendly neighborhood, making it a highly desirable location. This delightful property combines charm, functionality, and an excellent location, making it a fantastic opportunity for anyone looking to make their next move.

SEMI DETACHED HOUSE

THREE BEDROOMS

OPEN PLAN KITCHEN/DINING ROOM

SEPERATE LIVING ROOM

DOWNSTAIRS SHOWER ROOM

FULLY TILED FAMILY BATHROOM

PRIVATE REAR GARDEN

OFF STREET PARKING

UTILITY ROOM

1096 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.





Description

As you step through the front door, you are greeted by a welcoming hallway that provides access to the main living areas. To the front of the property, you'll find a spacious reception room measuring 13'1" (3.98m) into the bay window by 12' (3.66m), perfect for relaxing or entertaining guests. Adjacent to this is a secondary reception room, offering a cozy space for a family room or formal dining area, measuring 11'9" (3.57m) by 11'4" (3.45m) at its maximum points. The heart of the home is undoubtedly the open-plan kitchen and dining room to the rear of the property. This modern and well-appointed space measures 15'11" (4.86m) by 12'11" (3.93m) and overlooks the garden, creating a bright and airy atmosphere. Conveniently located off the kitchen is a utility room, measuring 5'10" (1.78m) by 5'6" (1.68m), and a downstairs WC, adding to the practicality of the home. On the first floor there are three good sized bedrooms two of which have the comfort of carpet flooring and there is a fully tiled family bathroom. This home is tastefully presented to maximise space and light and makes a superb home ready to move straight into and enjoy.

Outside

There is off street parking on the drive at the front and a rear, private garden which is mainly laid to lawn. To the end of the garden is a shed offering useful storage space.

Situation

Hunters Hill is a quiet residential road perfectly positioned just moments from Eastcote, Ruislip Manor and South Ruislip shopping and transport facilities. Commuters are well suited with London Underground stations in the area, Eastcote station (Metropolitan/Piccadilly) is a short walk away whilst South Ruislip Station - approximately half a mile away is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools including St Swinhun Wells Primary, Queensmead and Ruislip High. Nearby leisure facilities include Highgrove swimming pool and gym and Cavendish Playing Fields.



Schools:

St Swithun Wells Catholic Primary School 0.1 miles
 Field End Junior School 0.2 miles
 Queensmead School 0.6 miles



Train:

South Ruislip 0.7 miles
 Eastcote 0.8 miles
 Ruislip Gardens 0.9 miles



Car:

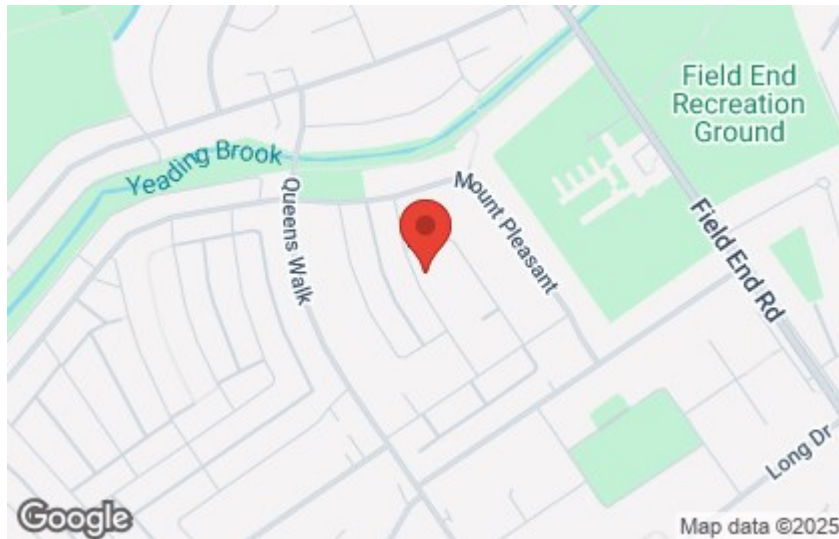
M4, A40, M25, M40



Council Tax Band:

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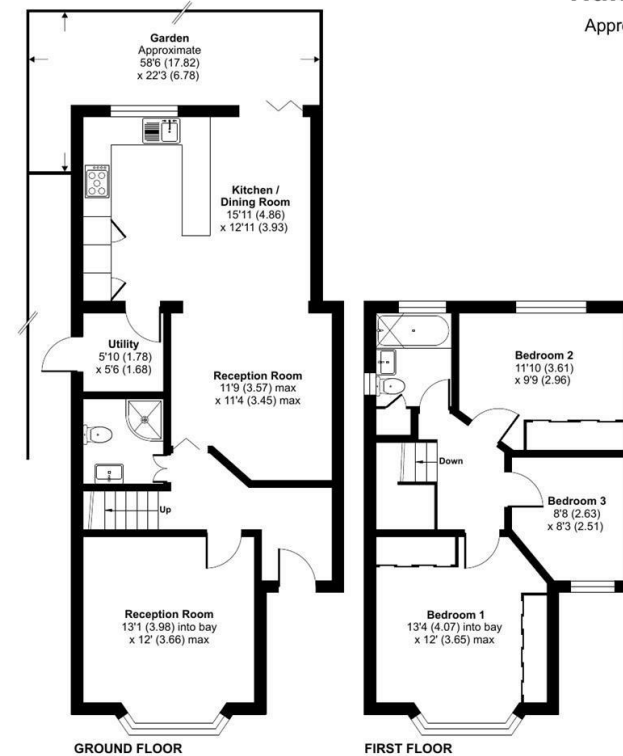
(Distances are straight line measurements from centre of postcode)



Hunters Hill, Ruislip, HA4

Approximate Area = 1096 sq ft / 101.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Coopers. REF: 1230033

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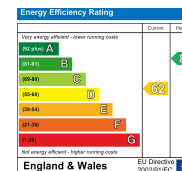
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