

Mount Pleasant

Ruislip • Middlesex • HA4 9HQ
Offers In Excess Of: £700,000



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Nestled in a prime residential area of Ruislip, this delightful three-bedroom detached home offers a versatile living space of approximately 1,004 sq. ft., plus a detached garage and a generous garden, making it perfect for families seeking comfort and convenience. The property is set on Mount Pleasant which is located a stroll or short drive away to Ruislip Manor High Street and the newly developed 'Old Dairy' complex in South Ruislip offering a selection of cafes, restaurants, and shops.

DETACHED

THREE BEDROOMS

POTENTIAL TO EXTEND (S.T.P.P)

DINING ROOM

LIVING ROOM

KITCHEN

GARAGE

GARDEN

OFF STREET PARKING

1211 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

Upon entering, you are welcomed into a bright and spacious hallway that leads to the main living areas. To the left, the expansive reception room spans 18'7" (5.67m) into the bay window by 12'6" (3.81m), providing a perfect space for relaxation or entertaining guests. To the rear, the separate dining room measures 13'4" (4.06m) by 10' (3.04m), offering a cozy area for family meals and gatherings. Double doors lead from the dining room to the garden, seamlessly blending indoor and outdoor living. Adjacent to the dining room, the kitchen is well-equipped and practical, measuring 8'10" (2.69m) by 7'1" (2.15m), with a handy store area for additional storage. The staircase leads to a generous landing, providing access to all three bedrooms. The principal bedroom at the front boasts an impressive size of 17'1" (5.45m) into the bay window by 12'8" (3.86m), offering ample space for wardrobes and furnishings. The second bedroom, located at the rear of the property, measures 13'5" (4.09m) by 10' (3.05m) and enjoys views of the garden. The third bedroom, a versatile space of 8'10" (2.70m) by 7' (2.14m), can be used as a child's room, guest room, or a home office. Completing the first floor is a family bathroom, designed for modern living.

OUTSIDE

To the rear, the property benefits from a sizable garden, approximately 86'3" (26.28m) by 28' (8.54m), ideal for outdoor dining, gardening, or children's play. A detached garage, measuring 23'10" (7.27m) by 8'5" (2.57m), is located at the rear of the property, providing secure parking or additional storage.

SITUATION

Mount Pleasant is a popular, sought after residential road perfectly positioned just moments from Eastcote, Ruislip Manor and South Ruislip shopping and transport facilities. Commuters are well served with a selection of London Underground stations in the area, Eastcote Station (Metropolitan/Piccadilly) is a short walk away whilst South Ruislip station, a half 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 Swithun Wells, Queensmead and Ruislip High. Nearby leisure facilities include Highgrove, Steamside Reservation and Cavendish Playing Fields.



Schools:

St Swithun Wells Catholic Primary School (0.1 mi)
Field End Infant School (0.1 mi)
Queensmead School (0.5 mi)



Train:

South Ruislip (0.8 mi)
Eastcote (0.8 mi)
Ruislip Gardens (1.0 mi)



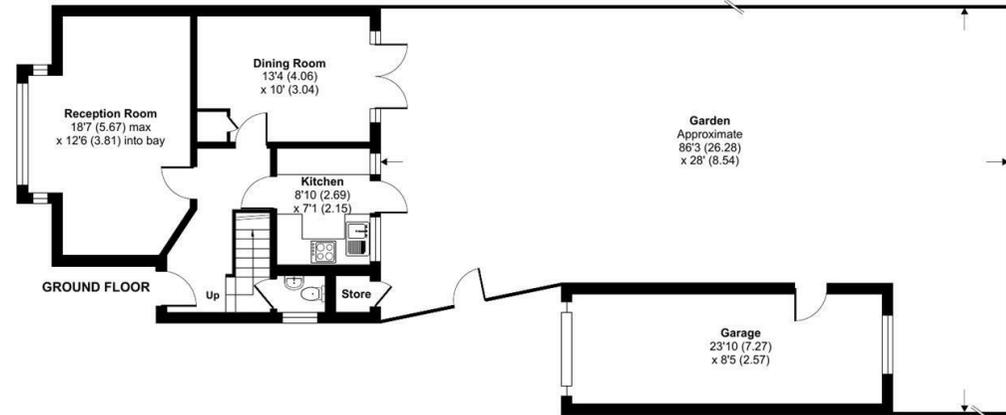
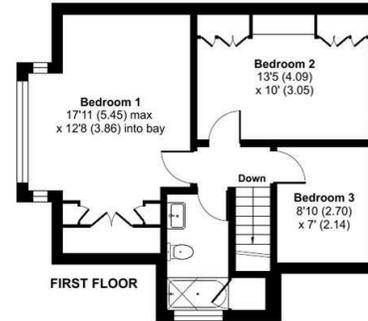
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



Mount Pleasant, HA4

Approximate Area = 1004 sq ft / 93.3 sq m
Garage = 200 sq ft / 18.6 sq m
Outbuilding = 7 sq ft / 0.6 sq m
Total = 1211 sq ft / 112.5 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: 1231293

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Average energy efficiency	E		
Below average energy efficiency	F		
Not energy efficient - higher running costs	G		

England & Wales
EPC Greenhouse Gas Rating
2022/01/01

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.

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